

PHAPlans

5YearPlanforFiscalYears2001 -2005
AnnualPlanforFiscalYear2003

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Chester Housing Authority

PHANumber: PA007

PHAFiscalYearBeginning:(mm/yyyy) 07/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:(select all that apply)

- ☒ Main administrative office of the PHA.
- ☐ PHA development management offices.
- ☐ PHA local offices.

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA.
- ☐ PHA development management offices.
- ☐ PHA local offices.
- ☐ Main administrative office of the local government.
- ☐ Main administrative office of the County government.
- ☐ Main administrative office of the State government.
- ☐ Public library.
- ☐ PHA website.
- ☒ Other (list below);

One-Stop Shop.

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA.
- ☐ PHA development management offices.
- ☒ Other (list below);

One-Stop Shop.

5-YEAR PLAN
PHAF ISCAL YEARS 2001-2005
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing using economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)
To provide decent, safe and affordable housing of choice for low -and moderate -income households, free from discrimination, to integrate the Authority's residents and developments into the larger community, and to serve as a catalyst for revitalizing the city of Chester, PA.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers. *CHA was awarded Section 8 Incremental Vouchers and Section 8 Mainstream Vouchers during Fiscal Year 2001 -2002. Chester Housing Authority will continue to apply for Section 8 Vouchers on an as needed basis.*
- ☐ Reduce public housing vacancies.
- ☒ Leverage private or other public funds to create additional housing opportunities: Lamokin Seniors (40 units -completed) + McCaffery (186 units), both HOPE VI. *Completed. CHA will continue to leverage private or other public funds to create additional housing opportunities.*
- ☒ Acquire or build units or developments. *Financial review of acquiring 10 Units for family housing called "Hartely Homes" in the City of Chester. In addition, reviewing other ways to acquire or build affordable additional housing.*
- ☒ Other (list below):

Maintain utilization rate for S8 Vouchers between 98% and 100%.

Ongoing.

- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: (PHAS score) 90 by 6/30/2002.
-Completed
Determine the benefit of outsourcing a current development site under CHA management to a private firm.
- ☒ Improve voucher management: (SEMAP score) 90 by 6/30/2002.
Determine the benefit of outsourcing the Section 8 Department to a private firm.
- CHA wishes to improve and enhance the Section 8 Mobility Counseling program to provide additional services to the residents beyond the Family Self-Sufficiency program. Additional funds will be sought to provide this type of one-on-one service to the Section 8 participants.*
- ☒ Increase customer satisfaction:
CHA will continue to increase customer satisfaction several ways; 1) customer satisfaction cards given out at the time a work order is completed, 2) supportive services department will continue to mail yearly surveys to residents requesting satisfaction information, 3) monthly Resident Leader meetings will involve discussion around customer satisfaction, 4) monthly meetings at the individual housing sites will involve discussion around customer satisfaction.
- ☒ Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections, rent collection)
Ongoing.
- ☒ Renovate or modernize public housing units: *300 Public Housing units at Chester Towers by 6/2005. CHA may apply for a HOPE VI grant for the Chester Towers or the public or private funding in conjunction with a joint endeavor between the City and CHA to revitalize the area.*
Other ways to renovate the 300 Public Housing units at the Chester Towers is to apply for the "Elderly Housing Plus Support Demonstration Program" should it become available.
- ☒ Demolish or dispose of obsolete public housing: *350 that were Lamokin Village and 350 that were McCaffery Village -completed by FY2002.*
- ☒ Disposition of Scattered Site Units *-Applications submitted and approved.*
- ☒ Provide replacement public housing : *Replace Lamokin Village (now Chatham Estates) with 40 privately owned senior units and 110 family units, by 03/31/02, and McCaffery Village (now Wellington Ridge) with 110 rental units by 10/31/2002.*
- ☒ Provide replacement vouchers: *Previously Completed.*
- ☒ Other: (list below)
- X Institute quality control over tenant files, by auditing 5% of files due for recertification and/or inspection to ensure both proper documentation in files and completion of recertifications/inspections on time . *Ongoing.*

X Institute Site -Based Asset Management by 01/01/2001. *Completed.*
X Develop and institute Standard Operating Procedures applicable throughout Authority by 2/01/001. *Completed.*

- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling, specifically to 100% of families before issuance of vouchers.
 - ☒ Conduct outreach effort to potential voucher landlords. *Ongoing.*
 - ☒ Increase voucher payment standards.
 - ☒ Implement voucher homeownership program: *By FY2003 -2004.*
 - ☒ Implement public housing or other homeownership programs: *FY2002 -2004.*
 - ☒ Implement public housing site -based waiting lists: *By 05/2001. Completed.*
 - ☐ Convert public housing to vouchers.
 - ☒ Other: (list below)
- X Through HOPE VI at Wellington Ridge, help former residents to return and others to gain access to quality mixed -financed rental housing, to purchase new homes on -site, or to purchase homes off -site in anticipated redevelopment of adjacent neighborhood.
- Anticipated units @ Wellington:**
- | | | |
|----|------------------------|-----|
| On | -Site Rental | 110 |
| | On-Site Homeownership | 26 |
| | Off-Site Homeownership | 50 |
| | <hr/> | |
| | Total | 186 |

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments. *Ongoing.*
 - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
 - ☒ Implement public housing security improvements. *Ongoing.*

Other Goals for the Chester Housing Authority Police Department:

1 - Arrest Powers:

The Chester Housing Authority has formed a not-for-profit subsidiary called the Chester Housing Facilities Management, Inc. (CHFM). CHFM manages the Chester Housing Authority's Police Department, which has Arrest Powers under Title 22, through its subsidiary CHFM, with the Prothonotary's Office of Delaware County Courthouse. – Completed.

2- Obtain Accreditation:

The Accreditation Process is to ensure that the Chester Housing Authority Police Department has met all the mandates for the Pennsylvania Law Enforcement Accreditation Program. In order to maintain Accreditation it requires the department to constantly review and update all the Police Department's practices, procedures, rules and regulations of the department.

- ☒ Designated developments or buildings for particular resident groups (elderly, persons with disabilities). *Wellington Ridge Senior Building, Chatham Estates Senior Building, Chester Towers I – all elderly only housing. Completed.*
- ☒ Other: (list below)
 - X Acquire land and buildings adjacent to the William Penn Home to demolish for open green space.
 - X Dispose vacant land adjacent to Matopos Hill to the Chester Housing Authority's non-profit.
 - X Build a Community Center in partnership with Swarthmore College on the 2 Acres of Land on the Chatham Estates Family Site.
 - X Through Wellington Ridge HOPE VI and the Keystone Opportunity (tax -free) Zone, help bring higher income home buyers and renters to the public housing site, to help achieve income mixing and deconcentration of poverty.
110 new rental units by mid -2002;
26 new homeowner units sold and completed.
 - X With a private developer, build a retail center on the Wellington Ridge site to provide needed shopping facilities, jobs and entrepreneurial opportunities, and a stream of lease payments to support the adjacent neighborhood house, described below.
 - X Develop a neighborhood house to help rejuvenate the community with an array of cultural and other activities for people of all ages.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: In each community 10% each year until at least 30% of families living in CHA-owned units are living welfare assistance free, by 6/30/03.
- ☒ Provide or attract supportive services to improve assistance recipients' employability. *Ongoing.*
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Ongoing.*
- ☒ Other: (list below)
 - X Implement a Resident Employment Training Program for residents which would include pre-apprenticeship and apprenticeship programs. - By FY 2003.
 - X Complete the goals and programs set forth in the Chatham Estates Community and Supportive Service Plan by October 2002 and the Wellington Ridge Community and Supportive Service Plan by January 2003.
 - X Chatham Estates Resident Council was awarded \$100,000 from the U.S. Department of Housing and Urban Development to develop a non-profit community development corporation (CDC) in the Chatham Estates neighborhood. Through the CDC, the Chatham Estates Resident Council will continue working with partners to further promote revitalization efforts within the city, including developing additional affordable housing units and expanding economic opportunities for residents.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sexual orientation, sex, familial status, and disability.
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sexual orientation, sex, familial status, and disability.
- ☐ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

☐ Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

The Chester Housing Authority has been focusing effort this past fiscal year in sustaining the positive changes that have taken place in Chester over the past few years. In March 2001, CHA convened a sustainability retreat to commence a strategic planning process regarding the sustainability of CHA's existing supportive service programs, how the delivery of these services and programs can and should change and the methodology for developing a sustainability plan. As a direct result of this retreat, the Chester Housing Authority formed a Sustainability Committee that will assist the Housing Authority in developing a strategic plan for the next one, five, and ten years. The focus of this committee is to discuss and develop a plan for sustaining the successes that the Housing Authority has had over the past several years. Part of this plan will include a strategy for the funding and operation of the proposed Neighborhood House and a strategy for the revitalization plans in the Highland Garden area. By bringing together some of the best thinking in the area of sustainable community revitalization, this committee will be able to develop and implement a plan that will serve to guide the Housing Authority both programmatically and financially for several years.

- X Decrease CHA's reliance on federal funding, by increasing market driven management practices of the Authority's developments. *Ongoing.*
- X Establish a Division of Asset Management, in part to help implement Site Based Asset Management. *Completed.*
- X Institute GAAP Accounting. *Completed.*
- X Research the feasibility to have the Chester Housing Authority contract with other Housing Authorities to perform their Community Development and Affordable Housing Management services.
- X Demolish the Chester Housing Authority's Administrative Building to provide for other housing and relocate the offices to the Wellington Ridge retail site. In addition, create a plan/use for the land around the Administrative Building.
- X Plan for the disposition and/or other use for the Chester Housing Authority's maintenance building which is no longer being used as a maintenance facility.
- X Establish a new five -member fully trained Board of Commissioners to assume all normal powers and duties upon termination of the Court -Appointed Receivership.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
☐ **SmallAgency(<250PublicHousingUnits)**
☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocumentsavailableforpublicinspection .

TableofContents

	<u>Page#</u>
AnnualPlan	
i. ExecutiveSummary	N/A
ii. TableofContents	1
1. HousingNeeds	6
2. FinancialResources	19
3. PoliciesonEligibility,SelectionandAdmissions	20
4. RentDeterminationPolicies	30
5. OperationsandManagementPolicies	35
6. GrievanceProcedures	36
7. CapitalImprovementNeeds	37
8. DemolitionandDisposition	39
9. DesignationofHousing	43
10. ConversionsofPublicHousing	46
11. Homeownership	47
12. CommunityServicePrograms	50
13. CrimeandSafety	54
14. Pets(InactiveforJanuary1PHAs)	56
15. CivilRightsCertifications(includedwithPHAPlanCertifications)	56

16. Audit	56
17. Asset Management	56
18. Other Information	58

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ A Revised Template Questions & Admissions Policy for Deconcentration.
- ☒ B Capital Fund Program Tables and Capital Fund Program 5 -Year Action Plan.
- ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY). N/A
- ☒ C Progress in Meeting the 5 -Year Plan Mission and Goals.
- ☒ D Pet Policy.
- ☒ E Implementation of Public Housing Resident Community Service Requirements.
- ☒ F Section 8 Homeownership Program Capacity Statement.
- ☒ G Assessment of Demographic Changes in Public Housing Developments with Site -Based Waiting Lists.
- ☒ H Resident Membership of the PHA Governing Board.
- ☒ I Membership of the Resident Advisory Board.

Optional Attachments:

- ☒ J PHA Management Organizational Chart.
- ☐
- ☐
- ☒ Other (List below, providing each attachment name):
- ☒ K Approach to Asset Management.
- ☒ L Definition of Amendments or Modifications to the Annual Plan.
- ☒ M Resident Comments .

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which include the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X (Certification in blank available for Public Review)	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2018/1999 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CI AP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan : Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Most recent self-sufficiency (ED/SS, TOP or ROSS) or other resident services grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Text for Public Notice Appearing 02/11/02	
X	Pet Ownership Policy	Annual Plan: Pet Policy
X	Policy on Administration of Community Service Requirements	Annual Plan: Community Service Requirement
X	Resident Survey Action Plan	Support Documentation
X	Formalization of Resident Advisory Board	Attachment I

1.Statement of Housing Needs

[24CFR Part 903.79(a)]

A.Housing Needsof FamiliesintheJurisdiction/sServedbythePHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needsof FamiliesintheJurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Locat ion
Total	2902(a)	4(b)	4(c)	4(d)	N/A	2.5(g)	3(h)
Income <= 30% of AMI	1876(a)	5(b)	4(c)	5(d)	N/A	3(g)	3(h)
Income > 30% but <= 50% of AMI	736(a)	4(b)	4(c)	3(d)	N/A	2(g)	2(h)
Income > 50% but < 80% of AMI	275(a)	3(b)	4(c)	3(d)	N/A	2(g)	2(h)
Elderly	677(a)	5(b)	5(c)	5(d)	5(e)	3(g)	4(h)
Families with Disabilities	N/A	N/A	5(e)	4	5(e)	N/A	N/A
Race/Ethnicity African American	2130(a)	(f)	(f)	(f)	(f)	(f)	(f)
Race/Ethnicity Hispanic	128(a)	(f)	(f)	(f)	(f)	(f)	(f)
Race/Ethnicity White	567(a)	(f)	(f)	(f)	(f)	(f)	(f)

(a) Figures in "Overall" column are derived from CHA Table 1C and the City of Chester FY 2000 -2004 Consolidated Plan. The three income based cells 1874, 733, and 269 do not add up to the total of 2902 because the rows of the table does not include a component for income more than 80% but less than 100% of AMI. The number of households in this category is 15.

(b) Scores in the "Affordability" column are based on the following figures from CHA Table 1C: Of all households with an income of 0 to 30% of AMI, 64% have a cost burden greater than 30% of household income (this is 94% of the households in the income bracket with a housing problem), and 46% have a cost burden greater than 50% household income (this is 67% of the households in the income bracket with a housing problem). Of all households with a household income greater than 30% of AMI but less than 50% of AMI, 60% have a cost burden greater than 30% of household income (this is 91% of households in the income bracket with a housing problem), and 20% have

acostburdengreaterthan50%(thisis31%ofthehouseholds intheincomebracketwithahousingproblem).Ofall households with a household income greater than 50% but less than 80% of AMI, 17% have a cost burden greater than 30% (this is 66% of the households in the income bracket with a housing problem), and 0% have a cost burden greater than 50%.

(c) Scores in the “Supply” column are based on data derived from the City of Chester FY 2000 -2004 Consolidated Plan. The Plan provides the following figures: 60% of available rental units are affordable to families with household income less than 30% of AMI, 98% of available rental units are affordable to families with household income more than 30%, but less than 50% of AMI, and 99% of available rental units are affordable to families with household income greater than 50%, but less than 80% of AMI (Page 12). The Consolidated Plan also states that “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12). The Supply score for elderly households is based on the fact that the number of 0 -1 bedroom rental units affordable to households with household income less than 30% of AMI is far fewer than the number of elderly households in that income bracket with a housing problem.

(d) Scores in the “Quality” column are based on data derived from the City of Chester FY 2000 -2004 Consolidated Plan. The Plan states that one indicator of the quality of the housing stock in the City of Chester is the age of the structures. According to the 1990 U.S. Census, 63.3% of the housing units in the City were built before 1950. Only 13 percent of the housing units were built after 1970. The Consolidated Plan also states that “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12). Another problem is the lower than average contract rent for units in the City and the higher than average tax burden. This discourages private investment and property maintenance in the City.

(e) The City of Chester FY 2000 -2004 states that there are only 45 units in the City accessible to individuals with physical disabilities (Page 37).

(f) The City of Chester Consolidated Plan states “there is no greater need among minority households in comparison to the needs of the category of households as a whole” (Page 30). Therefore, the housing needs of the various households within the racial groups would be based on their income level, and the severity of that need is represented by the figures given in the income categories of the table.

(g) The scores in the “Size” category were based on data from the City of Chester FY 2000 -2004 Consolidated Plan. There are two indicators of the extent to which the size of units contributes to the housing problems in the City of Chester. According to the Consolidated Plan, 6% of housing units were classified as “overcrowded” (1.01 or more persons per room) in the 1990 U.S. Census, this is high compared to the County -wide figure of 1.7 percent of housing units. Figures included in the Consolidated Plan show that there are 387 units with at least 2 bedrooms that would be affordable to households with household income less than 30% of the AMI. This would accommodate the 289 large households (5 or more people) with a housing problem in the City of Chester (according to the CHAS Table 1C). However, the data included in the available unit’ stable in the City of Chester Consolidated Plan is based on 1990 U.S. Census data. This data may overstate the number of available units, as the Consolidated Plan states “many of the vacant for rent units in the City of Chester are not habitable because of old age, neglect, and location. Many of the vacant for rent units also have small rooms and lack modern conveniences” (Page 12).

(h) The scores in the “Location” category were based on the following observation from the City of Chester FY 2000-2004 Consolidated Plan. The Plan states that many of the vacant housing units in the City are “small, densely developed, and located too close to major roadways or industrial sites. These conditions make the units undesirable for residents to use by a modern family or uninhabitable for health and safety reasons regardless of household income” (Page 11).

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: FY2000 -2004.
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset.
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)
Best judgement of CHA personnel and Resident Advisory Board from FY2001 Agency
Plan preparation on impact of respective characteristics.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -**
wide waiting list administered by the PHA. PHA may provide separate tables for site -based or sub -jurisdictional
public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1156		213 Move Outs
Extremely low income <= 30% AMI	955	82.61%	
Very low income (> 30% but <= 50% AMI)	190	16.44%	
Low income (> 50% but < 80% AMI)	11	1%	
Families with children	1059	92%	
Elderly families	101	8.73%	
Families with Disabilities	74	6.40%	
Race/ethnicity (HISP)	1	0.5%	
Race/ethnicity (Afr AM)	1105	95.6%	
Race/ethnicity (White)	50	4.34%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 3 months</p> <p>Does the PHA expect to re-open the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> Public Housing – Chester Towers <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	25		
Extremely low income <= 30% AMI	24	96%	
Very low income (>30% but <=50% AMI)	0	0%	
Low income (>50% but <80% AMI)	1	.04%	
Families with children	0	0%	
Elderly families	10	40%	
Families with Disabilities	15	60%	
Race/ethnicity (HISP)	3	12%	
Race/ethnicity (AfrAM)	18	72%	
Race/ethnicity (White)	4	16%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	14	56%	
1BR	11	44%	
2BR	0	0%	
3BR	0	0%	
4BR	0	0%	
5BR	0	0%	

Housing Needs of Families on the Waiting List	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? _____ Months Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant -based assistance <input checked="" type="checkbox"/> Public Housing – <i>William Penn</i> <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	843		
Extremely low income <= 30% AMI	745	88%	
Very low income (>30% but <= 50% AMI)	88	10%	
Low income (>50% but < 80% AMI)	10	2%	
Families with children	810	96%	
Elderly families	33	3.9%	
Families with Disabilities	66	7.8%	
Race/ethnicity (HISP)	30	3.6%	
Race/ethnicity (AfrAM)	808	96%	
Race/ethnicity (Asian)	1	.12%	
Race/ethnicity (White)	4	.49%	

HousingNeedsofFamiliesontheWaitingList			
Characteristicsby BedroomSize (PublicHousing Only)			
0BR	1	.11%	
1BR	352	42%	
2BR	271	32%	
3BR	182	22%	
4BR(+)	37	4.4%	
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Ifyes: Howlonghasitbeenenclosed(#ofmonths)? Months DoesthePHAexpecttoreopenthelistinthePHAPlanyear? <input type="checkbox"/> No <input type="checkbox"/> Yes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

HousingNeedsof FamiliesontheWaitingList			
Waitinglisttype:(selectone) <input type="checkbox"/> Section8tenant -basedassistance <input checked="" type="checkbox"/> PublicHousing - <i>MatoposHills</i> <input type="checkbox"/> CombinedSection8andPublicHousing <input type="checkbox"/> PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	504		
Extremelylow income<=30% AMI	437	87%	
Verylowincome (>30%but<=50% AMI)	60	14%	
Lowincome (>50%but<80% AMI)	7	1.4%	
Familieswith children	479	95%	
Elderlyfamilies	25	4.9%	
Familieswith Disabilities	40	7.9%	

Housing Needs of Families on the Waiting List			
Race/ethnicity(HISP)	14	2.8%	
Race/ethnicity(AfrAM)	486	96%	
Race/ethnicity (Asian)	0	0%	
Race/ethnicity(White)	4	.79%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0		
1BR	297		
2BR	199		
3BR	8		
4BR(+)	0		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: _____ How long has it been closed (# of months)? _____ Months Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C.Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

CHA intend to maximize affordable units with current resources, increase the number of units available, and provide for specific household types – all as indicated through the “X” below – as well as to encourage re-integration of the low-income public housing population within the community at large. Highlights of the strategy include issuing virtually all available Section 8 vouchers, in part by increasing outreach to land lords within and outside the City limits, providing mobility counseling, and applying for additional vouchers; leveraging Capital Funds with HOPEVI, tax credit and other private investment for two HOPEVI projects; targeting units at the HOPEVI sites for the elderly; and adopting policies which give preference to working families and encourage market development on- and off-site. In addition, providing intensive outreach to residents to encourage them to enroll in Homeownership counseling to be prepared to purchase twenty-six on-site homeownership units at Wellington Ridge.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by :

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off -line.
- ☒ Reduce turnover time for vacated public housing units, to 1 day --by collecting security deposits and rent in advance, inspecting vacated units and notifying the Maintenance Department immediately, and leasing units within 24 hours of receiving a Certificate of Occupancy.
- ☒ Reduce maintenance turnaround time for vacancies to five days by ensuring that supplies needed for renovation are in stock, utilizing open purchase orders, and expediting the use of contractors where needed.
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development.
 - Apply for mixed finance housing program to mitigate net loss of units due to demolition and redevelopment of Chatham Estates and Wellington Ridge.
- ☐ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources.
- ☐ Maintain or increase Section 8 lease -uprate to 98% by establishing payment standards that will enable families to rent throughout the jurisdiction.
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
- ☒ Maintain or increase Section 8 lease -uprate to 98% by marketing the program to owners, particularly those outside of areas of minority and poverty concentration, by:
 - (i) inviting realtors in areas with low poverty concentration to quarterly landlord meetings,
 - (ii) listing properties available for rent in low -poverty areas,
 - (iii) allowing the use of vouchers outside the City limits
- ☒ Maintain or increase Section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program.
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- ☒ Other (list below)
 - Provide voucher mobility counseling.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional Section 8 units should they become available.
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing.

- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
- X Utilize HOPE VI funding for all the above, combined with state, local and private investment sources.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI MI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
- ☐ Employ admissions preferences aimed at families with economic hardships.
- ☒ Adopt rent policies to support and encourage work.
- ☐ Other: (list below).

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working.
- ☒ Adopt rent policies to support and encourage work.
- ☐ Other: (list below).

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly.
- ☒ Apply for special -purpose voucher targeted to the elderly, should they become available.
- ☐ Other: (list below).

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities.
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available.
- ☐ Affirmatively market to local non -profit agencies that assist families with disabilities.
- ☒ Other: (list below)
- X Continuum marketing and utilizing accessible units for families with disabilities designated at Matopos Hills and William Penn Homes, and provide for families with disabilities in the HOPE VI developments at Chatham Estates and Wellington Ridge per all legal requirements. 8 of 40 units @ Chatham designated for households with disabilities.
- X In CHA's Section 8 landlords are required to make "reasonable accommodation" for households with disabilities, and voucher -holders can move to different unit(s) if, and as necessary.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs. Develop strategies to attract households from groups with disproportionate housing needs.
- ☐ Other: (list below).

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. *(This may include outside the City limits).*
- ☒ Market the Section 8 program to owners outside of areas of poverty/minority concentrations.
- ☐ Other: (list below).

Other Housing Needs & Strategies: (list needs and strategies below) **(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints.
- ☒ Staffing constraints.
- ☐ Limited availability of sites for assisted housing.
- ☐ Extent to which particular housing needs are met by other organizations in the community.
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA.
- ☐ Influence of the housing market on PHA programs.
- ☐ Community priorities regarding housing assistance.
- ☐ Results of consultation with local or state government.
- ☒ Results of consultation with residents and the Resident Advisory Board.
- ☐ Results of consultation with advocacy groups.
- ☒ Other: (list below)
Results of Receivership and consultation with Federal Court.

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$3,174,898	
b) Public Housing Capital Fund	\$4,021,457	
c) HOPEVI Revitalization	\$4,000,000	
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$7,439,616	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	\$0	
i) HOME	\$0	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,839,615	Pub. Hous'g Operat'ns
4. Other income (list below)		
Excess Utilities	\$22,550	Pub. Hous'g Operat'ns
Interest	\$20,000	Pub. Hous'g Operat'ns
5. Non-federal sources (list below)		
Total resources	\$20,518,136	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAst hatdonotadministerpublichousingarenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectallthatapply)

- ☐ Whenfamiliesarewithinacertainnumbe rofbeingofferedaunit:(statenumber).
☒ Whenfamiliesarewithinacertaintimeofbeingofferedaunit:60Days.
☐ Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheli gibilityforadmission topublichousing(selectallthatapply)?

- ☒ CriminalorDrug -relatedactivity.
☒ Rentalhistory.
☒ HomeVisit.
☒ Other(describe)Credit.

c. ☒ Yes* ☐ No:DoesthePHArequestcriminalrecordsfromlocallawenforcement agenciesforscreeningpurposes?

d. ☒ Yes* ☐ No:DoesthePHArequestcriminalrecordsfromStatelawenforcement agenciesforscreen ingpurposes?

e. ☐ Yes ☒ No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreening purposes?(eitherdirectlyorthroughanNCIC -authorizedsource).

*CHAcontractswithaprivateserviceforthisin formation.

(2)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list.
- ☐ Sub-jurisdictional lists.
- ☒ Site-based waiting lists.
- ☐ Other (describe).

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office.
- ☒ PHA development site management office.
- ☐ Other (list below):

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment.**

1. How many site-based waiting lists will the PHA operate in the coming year?
8 1 for each of 5 sites, plus 3 separate lists for designated seniors at Chester Towers, Chatham Estates, and Wellington Ridge for a maximum of 8 lists.

****3 of the lists (Chatham Estates Senior Village, Wellington Ridge Senior Village, and Wellington Ridge Family Units are managed by a private firm).***

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?
3. ☒ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? 8 (If qualified).

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office.
- ☒ All PHA development management offices.
- ☒ Management offices at developments with site-based waiting lists.
- ☒ At the development to which they would like to apply.
- ☒ Other (list below)
Management offices operated by property manager of tax credit properties developed with mixed finance under HOPE VI.

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One.
☐ Two.
☐ Three or More.

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies.
☒ Overhoused.
☒ Underhoused.
☒ Medical justification.
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work).
☐ Resident choice: (state circumstances below).
☐ Other: (list below).

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences).

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- ☐ Victims of domestic violence.
- ☐ Substandard housing.
- ☐ Homelessness.
- ☐ High rent burden (rent is > 50 percent of income).

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability.
- ☒ Veterans and veterans' families.
- ☒ Residents who live and/or work in the jurisdiction.
- ☒ Those enrolled currently in educational, training, or upward mobility programs.
- ☐ Households that contribute to meeting income goals (broad range of incomes).
- ☐ Households that contribute to meeting income requirements (targeting).
- ☐ Those previously enrolled in educational, training, or upward mobility programs.
- ☐ Victims of reprisals or hate crimes.
- ☒ Other preference(s) (list below):
Households with Law Enforcement Officers or members.

Relocates from the former HOPE VI sites who are planning to return to the new sites.

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time.

Former Federal preferences:

- ☒ 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- ☐ Victims of domestic violence.
- ☐ Substandard housing.
- ☐ Homelessness.
- ☐ High rent burden.

Other preferences (select all that apply)

- ☒ 2 Working families and those unable to work because of age or disability.
- ☒ 5 Veterans and veterans' families.
- ☒ 2 Residents who live and/or work in the jurisdiction.
- ☒ 4 Those enrolled currently in educational, training, or upward mobility programs.
- ☐ Household that contribute to meeting income goals (broad range of incomes).
- ☐ Household that contribute to meeting income requirements (targeting).
- ☐ Those previously enrolled in educational, training, or upward mobility programs.
- ☐ Victims of reprisal or hate crimes.
- ☒ 1 Other preference(s) (list below):
 - Households with Law Enforcement Officers or members.
 - Relocates from the former HOPEV sites who are planning to return to the new sites.

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers.
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing? (select all that apply)

- ☒ The PHA - resident lease.
- ☒ The PHA's Admissions and (Continued) Occupancy policy.
- ☒ PHA briefing seminars or written materials.
- ☐ Other source (list).

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal.
- ☒ Anytime family composition changes.
- ☒ At family request for revision.
- ☐ Other (list).

(6)DeconcentrationandIncomeMixing

Please see Attachment A.

- a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- ☐ Adoption of site based waiting lists.
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments.
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments.
If selected, list targeted developments below:
- ☐ Other (list policies and development targeted below)
- d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to [d?] was yes, how would you describe these changes? (select all that apply)
- ☐ Additional affirmative marketing.
- ☐ Actions to improve the marketability of certain developments.
- ☐ Adoption or adjustment of ceiling rents for certain developments.
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income mixing.
- ☐ Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply).
- ☐ Not applicable.
- ☐ List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts.
- ☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation.
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation.
- ☐ More general screening than criminal and drug -related activity (list factors below).
- ☒ Other (list below).
- Previous Address/Landlord of the Tenant.

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes?

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity.
- ☒ Other (describe below).
- Landlords are provided with previous addresses/name of Landlord of applicants.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☒ None.
- ☐ Federal public housing.
- ☐ Federal moderate rehabilitation.
- ☐ Federal project -based certificate program.
- ☐ Other federal or local program (list below).

b. Where may interested persons apply for admission to Section 8 tenant -based assistance?
(select all that apply)

- ☒ PHA main administrative office.
☐ Other (list below).

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

The initial time given is 60 days . Thereafter, two 30 -day extensions may be granted. The total search time is thus 120 days, unless a reasonable accommodation is granted, such as for households containing persons with disabilities.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Section 8 tenant -based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose Section 8 assistance programs**).

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
☐ Victims of domestic violence.
☐ Substandard housing.
☐ Homelessness.
☐ High rent burden (rent is > 50 percent of income).

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability.
☒ Veterans and veterans' families.

- ☐ Residents who live and/or work in your jurisdiction.
- ☐ Those enrolled currently in educational, training, or upward mobility programs.
- ☐ Households that contribute to meeting income goals (broad range of incomes).
- ☐ Households that contribute to meeting income requirements (targeting).
- ☐ Those previously enrolled in educational, training, or upward mobility programs.
- ☐ Victims of reprisals or hate crimes.
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time.

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition).
- Victims of domestic violence.
- Substandard housing.
- Homelessness.
- High rent burden.

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability.
- ☒ 2 Veterans and veterans' families.
- ☐ Residents who live and/or work in your jurisdiction.
- ☐ Those enrolled currently in educational, training, or upward mobility programs.
- ☐ Households that contribute to meeting income goals (broad range of incomes).
- ☐ Households that contribute to meeting income requirements (targeting).
- ☐ Those previously enrolled in educational, training, or upward mobility programs.
- ☐ Victims of reprisals or hate crimes.
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (Select one)

- ☒ Date and time of application.
☐ Drawing (lottery) or other random choice technique.

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD.
☐ The PHA requests approval for this preference through this PHA Plan.

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers.
☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose Section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan.
☒ Briefing sessions and written materials.
☐ Other (list below).

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- ☒ Through published notices.
☐ Other (list below).

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdo notadministerpublichousingarenotrequiredto completesub -component4A.

(1)IncomeBasedRentPolicies

DescribethePHA'sincomebasedrentsettingpolicy/iesforpublichousingusing,includingdiscretionary(thatis, notrequiredbystatutorreg ulation)incomedisregardsandexclusions,intheappropriatespacesbelow.

a.Useofdiscretionarypolicies:(selectone)

☐ ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincomebasedrentin publichousing.Income -basedrentsaresetatthehigherof30%ofadjustedmonthly income,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(less HUDmandatorydeductionsandexclusions).(Ifselected,skiptosub -component(2))

---or---

☒ ThePHAemploysdiscretionarypoliciesfordeterminingincome -basedrent(Ifselected, continuetoquestionb.)

b.MinimumRent

1.WhatamountbestreflectsthePHA'sminimumrent?(selectone)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

2. ☒ Yes ☐ No:Has thePHAadoptedanydiscretionaryminimumrenthardshipexemption policies?

3.If yestoquestion2,listthesepoliciesbelow :

Excerptfrom *AdmissionsandContinuedOccupancyPolicy* (AC OP),Chapter6,PartA –
“MinimumRent”:

The minimumrentforCHAI is\$25.00.Exceptionstotheapplicationof...[this]amount willapplytoanyfamilyunabletopaybecauseoffinancialhardshipwhichinclude:

- (1) Thefamilyhaslosteligibilityfororisaw aitinganeligibilitydeterminationfora Federal,State,orlocalassistanceprogram,includingafamilythatincludesamember whoisanalienlawfullyadmittedforpermanentresidence;

- (2) The family would be evicted as a result of the imposition of the minimum rent requirement;
- (3) The income of the family has decreased because of changed circumstance, including loss of employment;
- (4) A death in the family has occurred; and [/or]
- (5) A major health problem has occurred in the family.

[In the event of such hardship,] CHA will provide counseling services through Resident Supportive Services staff, and attempt to identify supportive services, as well as financial resources to assist the family.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member.
- ☒ For increases in earned income.
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below :
- ☐ For household heads.
- ☐ For other family members.
- ☐ For transportation expenses.
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families.
- ☐ Other (describe below).

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30%ofadjustedincome)(select one)

- ☐ Yesforalldevelopments.
☐ Yesbutonlyforsomeddevelopments.
☒ No.

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

- ☐ Forallddevelopments.
☐ Forallgeneraloccupancydevelopments(notelderlyordisabledorelderlyonly).
☐ Forspecifiedgeneraloccupancydevelopments.
☐ Forcertainpartsofdevelopments;e.g.,thehigh -riseportion.
☐ Forcertainsizeunits;e.g.,largerbedroomsizes.
☐ Other(listbelow).

3. Selectthes paceorspacesthatbestdescribehowsyouarriveatceilingrents(selectallthat apply)

- ☐ Marketcomparabilitystudy.
☐ Fairmarketrents(FMR).
☐ 95thpercentilerents.
☐ 75percentofoperatingcosts.
☐ 100percentofoperatingcostsforgeneraloccupancy(family)developments.
☐ Operatingcostsplusdebtsservice.
☐ The“rentalvalue”oftheunit.
☐ Other(listbelow).

f.Rentredeterminations:

1.Betweenincomereexaminations,howoftenmusttenantsreportchangesinincomeorfamily compositiontothePHAsuchthatthechangesresultinanadjustmenttorent?(selectallthat apply)

- ☐ Never.
☐ Atfamilyoption.
☐ Anytimethefamilyexperiencesanincomeincrease.
☐ Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(ifselected,specifythreshold)_____.
☒ Other(listbelow)
X Atanyincreaseordecreaseofincomewithin30daysofchange.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The Section 8 rent reasonableness study of comparable housing.
☒ Survey of rents listed in local newspaper.
☒ Survey of similar unassisted units in the neighborhood.
☐ Other (list/describe below):

B. Section 8 Tenant - Based Assistance

Exemptions: PHA that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR.
☐ 100% of FMR.
☐ Above 100% but at or below 110% of FMR.
☐ Above 110% of FMR (if HUD approved; describe circumstances below).

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☒ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area.
☐ The PHA has chosen to serve additional families by lowering the payment standard.
☒ Reflects market or submarket.
☐ Other (list below).

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area.
☐ Reflects market or submarket.

- ☐ To increase housing options for families.
☐ Other (list below).

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually.
☐ Other (list below).

e. What factors will the PHA consider in its assessment of the adequacy of its payment standards? (select all that apply)

- ☒ Success rates of assisted families.
☒ Rent burdens of assisted families.
☐ Other (list below).

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Minimum rent hardship policies for Section 8 program appear in the *Section 8 Administrative Plan* Chapter 6, Part B – "Minimum Rent." In order for a family to qualify for a hardship exception the family's circumstances must fall under one of the following HUD hardship criteria: (1) The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance, including a family with a member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996. (2) The family would be evicted as a result of the imposition of the minimum rent requirement; (3) The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the CHA or HUD. (4) Other circumstances as determined by the CHA or HUD.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. *See Attachment J.*
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	926 units	12%
Section 8 Vouchers	1357	16%
Section 8 Certificates	0	None
Section 8 Mod Rehab	1	None
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	926 units	
Other Federal Programs (list individually)		
Economic Development and Supportive Services (EDSS)	926 units	
HOPE VI (Chatham)	204 families*	Minimal
HOPE VI (Wellington)	245 families*	Minimal
Family Self-Sufficiency (FSS)	265 families	Minimal

- Tracked from original residents, now relocated to permit demolition.

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Continued Occupancy Policy, Residential Dwelling Lease, Housekeeping Video, Human Resources Manual, Maintenance Policy, Pest Control Policy, Procurement Policy, Law Enforcement Policy and Procedures, Modernization and Development Policy and Procedures, Reasonable Accommodations Policy, Risk Management, Standard Operating Procedures, Management Plan for Wellington Ridge and for Chatham Estates Senior Village.

(2) Section 8 Management: (list below)

Administrative Plan, Briefing Packet, Section 8 Video, Housekeeping Video, and Standard Operating Procedures.

PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 PHAs are exempt from sub-component 6A. -Only

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants stop public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office.
☒ PHA development management offices.
☐ Other (list below).

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office.
☐ Other (list below):

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHA that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plant template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B.

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plant template **OR** by completing and attaching a properly updated HUD -52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment Attachment B .

-Or-

☐ The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert there).

B.HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary).

b) Status of HOPEVI revitalization grant (complete one set of questions for each grant).

1. Development names: Chatham Estates Family Units.

Chatham Estates Senior Village.

Wellington Ridge Phase I.

Wellington Ridge Phase II.

2. Development (project) numbers: PA26 -007-013.

PA26-007-014.

PA26-007-015.

PA26-007-016.

3. Status of grant: (select the statement that best describes the current status)

☐

Revitalization Plan under development.

☐

Revitalization Plan submitted, pending approval.

☐

Revitalization Plan approved.

☒

Activities pursuant to an approved Revitalization Plan underway for all sites.

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?

If yes, list development name/s below:

Chester Towers.

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

Undertaking Wellington tax credit projects (56 and 54 DUs), and homeownership projects (26 DU on -site, 50 off -site).

☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

WellingtonRidgeHOPEVI(ReplacementHousing).

8. DemolitionandDisposition

[24CFRPart903.79(h)]

Applicabilityofcomponent8:Section8onlyPHAsarenotrequiredtocompletethissection.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Scattered Site/Demolition/Disposition
1b. Development (project) number: PA26 -007-008
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> 26 units
3. Application status (select one) Approved <input checked="" type="checkbox"/> Both for demolition and disposition. <i>Previous application had been approved (06/30/00) to demolish 6 units and dispose of 20 units.</i> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> <i>A planned application will be re-submitted to dispose of all twenty-six units.</i>
4. Date application approved, submitted, or planned for submission: (05/2002)
5. Number of units affected: 26
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: July, 2000 b. Projected end date of activity: December, 2002

Demolition/DispositionActivityDescription
1a.Developmentname:McCafferyVillage(nowWellingtonRidge)
1b.Development(project)number:PA26 -007-015&PA26 -007-016
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> Applicationfor26on -sitehomeownershipunits.
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> 02/21/2002 Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedforsubmission:Homeownership DispositionapplicationsubmittedonAugust31,2001.
5.Numberofunitsaffected:26(seebelow):
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:January,2002 b.Projectendeddateofactivity:January,2003

Demolition/DispositionActivityDescription
1a.Developmentname:McCafferyVillage(nowWellingtonRidge)
1b.Development(project)number:PA26 -007-015&PA26 -007-016
2.Activitytype:Demolition <input checked="" type="checkbox"/> RemainingtwelveunitsatMcCafferyVillage. Disposition <input type="checkbox"/>
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Demolition Submitted,pendingapproval <input type="checkbox"/> Plannedapplication
4.Dateapplicationapproved,submitted, orplannedforsubmission:May21,1998.
5.Numberofunitsaffected:350(seebelow):
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment
7.Timeline foractivity: a.Actualorprojectedstartdateofactivity:February,2002 b.Projectendeddateofactivity:June,2002

Demolition/DispositionActivityDescription	
1a.Developmentname:McCafferyVillage(nowWellingtonRidge)	
1b.Development(project)number:PA26 -007-015&PA26 -007-016	
2.Activitytype:Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> Applicationforretailcomponent:“ShopsatWellingtonRidge.”
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input checked="" type="checkbox"/> Plannedapplication	
4.Dateapplicationapproved,submitted,orplannedforsubmission:December2001	
5.Numberofunitsaffected:350(seebelow):	
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:May,2002 b.Projectendeddateofactivity:May,2003	

Demolition/DispositionActivityDescription	
1a.Developmentname:McCafferyVillage(nowWellingtonRidge)	
1b.Development(project)number:PA26 -007-015&PA26 -007-016	
2.Activitytype: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/> ApplicationforPhaseI(56RentalUnits)andPhaseII(54RentalUnits).
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication	
4.Dateapplicationapproved,submitted,orplannedforsubmission:April5,2001.	
5.Numberofunitsaffected:350(seebelow):	
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment56RentalUnits(PhaseI)and54RentalUnits(PhaseII). <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:May,2001 b.Projectendeddateofactivity:December,2002	

Demolition/DispositionActivityDescription	
1a.Developmentname:ChesterHousingAuthority'sAdministrativeBuilding	
1b.Development(project)number:	
2.Activitytype:Demolition	<input checked="" type="checkbox"/>
Disposition	<input type="checkbox"/>
3.Applicationstatus(selectone)	
Approved	<input type="checkbox"/>
Submitted,pendingapproval	<input type="checkbox"/>
Plannedapplication	<input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedfor submission:January,2003	
5.Numberofunitsaffected:1(seebelow):	
6.Coverageofaction(selectone)	
<input type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity:January2003	
b.Projectendeddateofactivity:June2004	

Demolition/DispositionActivityDescription	
1a.Developmentname:MatoposHills(approximately3acresofland).	
1b.Development(project)number:PA26 -007-013	
2.Activitytype:Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/>
3.Applicationstatus(selectone)	
Approved	<input type="checkbox"/>
Submitted,pendingapproval	<input type="checkbox"/>
Plannedapplication	<input checked="" type="checkbox"/>
4.Dateapplicationapproved,submitted,orplannedfor submission:July2002	
5.Numberofunitsaffected:0(seebelow):(approximately3AcresofLand ---not developed).	
6.Coverageofaction(selectone)	
<input checked="" type="checkbox"/> Partofthedevelopment	
<input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:	
a.Actualorprojectedstartdateofactivity:July2002	
b.Projectendeddateofactivity:June2003	

Demolition/Disposition Activity Description	
1a. Development name: Chester Housing Authority's Maintenance Building	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: September, 2002	
5. Number of units affected: (see below):	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	September 2002
b. Projected end date of activity:	September 2003

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Chester Towers I 1b. Development (project) number: PA26 -007-006-Chester Towers
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(11/30/98)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 155 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the developments <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Chatham Estates Senior Village. 1b. Development (project) number: PA26 -007-014-Chatham Estates Senior Village.
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (11/30/98)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 40 7. Coverage of action (select one) <input type="checkbox"/> Part of the developments <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: McCaffery Village (Wellington Ridge Senior Village) 1b. Development (project) number: PA26 -007-015
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (07/05/01)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 24 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the developments (24 of 56 family rental units). Phase I. <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY HUD Appropriations Act

1996

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under Section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

N/A

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

N/A

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11 A: Section 8 only PHAs are not required to complete 11 A.

1. ☐ Yes ☒ *No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11 B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11 B.)

* Early in the Receivership the Authority did pursue a 5(h) homeownership program under HOPE I. But that application process never materialized, and CHA's Scattered Site and HOPE VI homeownership programs, now seriously underway, supersede the previous activities.

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If

“yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Not Applicable.

PLEASE NOTE: *CHA’S plans for Homeownership – under Scattered Site Program and HOPEVI Program – were described in Supporting Documents, Item #22. These items can be transmitted to HUD on request.*

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: McCaffery Village (Wellington Ridge) HOPEVI
1b. Development (project) number: PA26 -007-015, PA26 -007-016
2. Federal Program authority: None of the following programs applicable <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <i>See comment on previous page, Item 11.A.1</i> <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: Submitted plan to HUD on 08/09/01 for on-site. Plan to submit separate plan to HUD for off-site FY2003.
5. Number of units affected: 26 On-site, 50 Off-site
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Site	
1b. Development (project) number: PA26 -007-008	
2. Federal Program authority: None of these programs applicable	
<input type="checkbox"/> HOPEI	
<input type="checkbox"/> 5(h)	See comment on previous page, Item 11.A.1
<input type="checkbox"/> Turnkey III	
<input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program	
<input type="checkbox"/> Submitted, pending approval	
<input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: June 30, 2000.	
5. Number of units affected: 19	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performer PHAs may skip to component 12.**)

2. Program Description:

a. Size of Program

- ☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☒ 25 or fewer participants.
☐ 26 -50 participants.
☐ 51 to 100 participants.
☐ more than 100 participants.

b. PHA established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/04/99
Executed with date of "4//99". No exact day indicated or known.

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals.
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise).
- ☒ Coordinate the provision of specific social and self -sufficiency services and programs to eligible families.
- ☐ Jointly administer programs.
- ☐ Partner to administer a HUD Welfare -to-Work voucher program.
- ☐ Joint administration of other demonstration program.
- ☐ Other (describe)

The above information is stated in the Memorandum of Agreement found in Supporting Documents with the Agency Plan.

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self -sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies.
- ☒ Public housing admissions policies.
- ☐ Section 8 admissions policies.
- ☐ Preference in admission to section 8 for certain public housing families.

- ☒ Preferences for families working in or engaging in training or education programs for non-housing programs operated or coordinated by the PHA.
- ☐ Preference/eligibility for public housing home ownership option participation.
- ☐ Preference/eligibility for section 8 home ownership option participation.
- ☐ Other policies (list below).

b. Economic and Social Self-Sufficiency Programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)
- | | |
|---|-------------------------------|
| Wellington Ridge HOPE VICO | Community and Social Services |
| Report appears in Supporting Documents. | |
| Chatham Estates HOPE VICO | Community and Social Services |
| Report appears in Supporting Documents. | |
| Family Self-Sufficiency Action Plan. | |

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria/ other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Wellness, etc. – a health program to promote wellness and fitness among CHA residents	18	Open enrollment	One-Stop Shop & CHA housing sites	Both
Homeownership Counseling – Program to provide mortgage counseling to CHA residents interested in homeownership	10	Open enrollment	Chester Community Improvement Project	Both
Computer classes – Introduction to computer systems, word processing, etc.	10	Open enrollment	One-Stop Shop/ Computer Learning Center	Both
Economic Development Program (EDP) – program to promote entrepreneurial activity and business development among residents	4	Open enrollment	CHA offices at Crozer - Chester Medical Center	Both
William Penn Computer Classes	15	Open enrollment	Unity Center & William Penn Tenant Association	Both
Revolving Loan Fund (RLF) – Provides loans of up to \$5,000 to CHA residents who wish to create or expand their businesses	5	CHA residents submit application and business plan; make presentation to the RLF Committee	CHA offices at Crozer - Chester Medical Center	Both
Project Overcome Provides drug intervention classes and activities to youth and adults.	10	Open Enrollment	CHA Housing sites.	Both
Permit Study Group Provides assistance (study groups) for residents obtaining a license.	8	Open Enrollment	One-Stop Shop	Both
Second Time Around Grandparents A support group to assist Grandparents raising grandchildren.	3	Open Enrollment	CHA offices at Crozer - Chester Medical Center	Both
Boy Scouts	15	Open Enrollment	CHA Housing sites.	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 01/03/01)
Public Housing	75	48
Section 8	250	226

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size? If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and training staff to carry out those policies.
- ☒ Informing residents of new policy on admission and reexamination.
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services.
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies.
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

PLEASE SEE ATTACHMENT E.

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug -related crime in some or all of the PHA's developments.
- ☒ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments.
- ☒ Residents fearful for their safety and/or the safety of their children .
- ☒ Observed lower -level crime, vandalism and/or graffiti.
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime.
- ☐ Other (describe below).

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents.
- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority.
- ☒ Analysis of cost trend over time for repair of vandalism and removal of graffiti.
- ☒ Resident reports.
- ☒ PHA employee reports.
- ☒ Police reports.
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs.
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

William Penn.
Matopos Hills.
Chester Towers.

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime -and/or drug-prevention activities.
- ☐ Crime Prevention Through Environmental Design.
- ☒ Activities targeted to at-risk youth, adults, or seniors.
- ☒ Volunteer Resident Patrol/Block Watchers Program.
- ☒ Other (describe below)
- X Canine Unit.
- X In-house security force, operating as not -for-profit subsidiary of the Authority, granted *arrest powers February, 2000* .
- X New Urbanist design and home ownership within HOPE VI sites.

2. Which developments are most affected? (list below)

William Penn.
Matopos Hills.
Chester Towers.

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug - elimination plan.
- ☒ Police provide crime data to housing authority staff for analysis and action.
- ☒ **CHA** Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence).
- ☒ Police regularly testify in and otherwise support eviction cases.
- ☒ Police regularly meet with the PHA management and residents.
- ☒ Agreement between PHA and local law enforcement agency for provision of above - baselinelaw enforcement services.
- ☐ Other activities (list below).

2. Which developments are most affected? (list below)

William Penn.
Matopos Hills.
Chester Towers.

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

N/A

- ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

Please see Attachment D.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certification of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD? FY 2000
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☐

Not applicable.

☒

Private management.

☒

Development-based accounting.

☒

Comprehensive stock assessment.

☒

Other: (list below):

X Determination and Implementation of Site -Based Asset Management Procedures.

X Establishment of Site -Based Asset Management Department.

X Implementation of Site -Based Maintenance.

X Training of Staff in Site -Based Asset Management.

3. ☐ Yes ☒ No: Has the PHA included description of asset management activities in the
optional Public Housing Asset Management Table?

NOTE: CHA has included "Approach to Asset Management" as Attachment K.

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s .

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- ☒ Attached at Attachment M.
☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments but determined that no changes to the PHA Plan were necessary.
Please see Attachment M.

☐ The PHA changed portions of the PHA Plan in response to comments.

☐ Other: (list below).

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub -component C.)

Not Applicable - Please see Attachment H.

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

Not applicable - Please see Attachment H.

3. Description of Resident Election Process

Not Applicable. Chester Housing Authority operates under Federal Court -Ordered Receivership, with no Board of Directors as such. CHA does have an Advisory Board, composed of 13 local representatives, one, which is a Chester Housing Authority resident. Please see Attachment H. However, after the conclusion of the Receivership there will be a Resident elected and serve on the PHA Board as stated in the Court approved By -Laws.

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations.
☐ Candidates could be nominated by any adult recipient of PHA assistance.
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot.
☐ Other: (describe) **Please see Attachment H.**

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance.
- ☐ Any head of household receiving PHA assistance.
- ☐ Any adult recipient of PHA assistance.
- ☐ Any adult member of a resident or assisted family organization.
- ☐ Other (list).

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance).
- ☐ Representatives of all PHA resident and assisted family organizations.
- ☐ Other (list).

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

City of Chester.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - The City of Chester's Consolidated Plan states (p. 71) "through implementation of its housing, community development and economic development program the City of Chester expects to reduce the number of families with income below the poverty level." - *The Chester Housing Authority's Supportive Service Department works with CHA families to improve their economic circumstances by providing case management, job training opportunities, expanding educational opportunities, and other related supportive service initiatives.*
 - The City of Chester's Consolidated Plan states (p. 45) "the City has experienced a gradual increase in the number of renters in occupied housing units. Home ownership establishes permanence and fosters a sense of pride in the community. Increased home ownership in the City of Chester expands investment in the community." -- *The Chester Housing Authority is constructing twenty-six home ownership units as part of a HOPE VI initiative. The combination of a high quality product, competitive pricing, low down payment requirement, and an intense level of home ownership counseling will ensure that the Wellington Ridge Homes will meet the needs of the marketplace.*

☐ Other:(listbelow).

4.(Therewasnonumber#3)TheConsolidatedPlanofthejurisdictionssupportsthe PHAPlanwiththefollowingactionsandcommitments:(describebelow)

- TheCityofChester’sConsolidatedPlan(p.72)states“insupportoftheChesterHousing Authority(CHA)theCityisprovidingfundstoaddresspublichousingrelatedissues. Specifically,theCityofChesterisprovidingtheCHAwithfundsfor siteimprovementsto supporttheacquisitionandrehabilitationofsingle-familyhomesforsaletolower-income households.”
- TheCityofChester’sConsolidatedPlan(p.43)states“theCityofChesterwillcontinuetosupportandworkwiththeChesterHousingAuthorityinitseffortstocompletethephysical reconfiguration,reconstructionandincomemixingofallofthepublic housingaswellasthe revitalizationandreconstructionoftheadjacentneighborhoods.”

D.OtherInformationRequiredbyHUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

ATTACHMENT A

Revised Template Questions & Admissions Policy for Deconcentration

Component 3, (6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

ADMISSIONS POLICY FOR DECONCENTRATION

CHA has five properties, plus a Section 8 program. The Chester Towers consist of two high rises. Two of CHA's developments – Chatham Estates and Wellington Ridge are undergoing completed demolition and redevelopment through HOPEVI; therefore except for families and elderly who choose to return, the occupancy and income level of these projects are still largely to be determined. Finally, the Matopos Hills and William Penn sites are occupied family projects in which normal turnover is occurring and current incomes are known.

Chester Housing Authority's admission policy is designed to provide for the deconcentration of poverty throughout its communities. While the ultimate goal of CHA is to raise the level of income for all of its tenants in order to promote self-sufficiency and personal growth, the Authority is also monitoring its portfolio to ensure that the communities remain within the Established Income Range (EIR). When a specific community is deemed to be outside of the EIR, the Chester Housing Authority will implement specific steps to bring the community withi

n

therange. CHA seeks to achieve deconcentration and income mixing throughout its portfolio using the following means:

1. Substantial efforts via the One -Stop Shop and other means to bolster participation in the labor force by residents of CHA developments , thereby “deconcentrating” poverty from within.
2. Preference for working families on the waiting list, or lists under site -based Management. (Preference for families with Law Enforcement officers is consistent with preference for working families.)
3. HOPE VI redevelopment at Chatham and, in particular, Wellington Ridge offering high quality, privately developed, mixed -income rental and home -ownership units, as well as home owner residences in the adjacent neighborhood, to entice higher income families to move into developments owned or sponsored by the Authority.

These means are having an impact. A significant number of CHA’s residents are being placed in jobs. The percentage of working households in CHA developments and on CHA waiting lists is increasing. The retail center planned for Wellington, in concert with the Keystone Opportunity Zone for tax exemption, are also expected to bolster employment opportunities for CHA residents to attract working families to the neighborhood. The Authority considers the above to be an effective means for achieving deconcentration of poverty and income -mixing for CHA’s residents and portfolio.

Methodology

Listed below are the procedures followed to conduct the analysis of the incomes of the families residing in CHA's developments that are subject to the requirement to deconcentrate poverty: es

The first step was to determine the average household income of all families residing in a covered development, which excludes elderly or disabled developments. The Authority -wide average household income for the two covered properties, William Penn and Matopos Hills, is \$10,068.

The next step in the process was to determine the average household income for all families residing in each particular covered development. The average household income for the William Penn is \$9,537 and for the Matopos Hills, \$10,598.

The third step is to identify the Established Income Range (EIR), which is defined as the range of incomes that is between 85% and 115% of CHA's Authority -wide average for the covered developments. Once the EIR had been established, CHA determined which developments were outside of the range. Based on an Authority -wide average of \$10,068, the EIR is calculated to be between \$8,558 and \$11,578.

Based on the analysis performed by the Chester Housing Authority, it was determined that neither of the developments are outside the range. However, efforts will be made on a continual basis to promote self -sufficiency, training and counseling to raise the level of income from within the community.

The Chester Housing Authority is committed to promoting the deconcentration of poverty from within the Authority. We are confident that through our efforts to attract higher income residents to our communities and by increasing the level of self -sufficiency of our residents, we will be able to raise the overall EIR of the portfolio.

ATTACHMENT B
Capital Fund Program Annual Statement and the 5 -Year Action Plan

See attachments A -J

ATTACHMENT C
Progress Report in Meeting the Five -Year Plan Mission and Goals

The Chester Housing Authority's Five -Year Plan was developed in conjunction with HUD's Strategic Goals and Objectives, required legislation, and the Receiver's Work Plan. Since the inception of the Receivership in 1994, the Chester Housing Authority has made significant strides in providing decent housing for the residents in a safe and healthy living environment. The Agency Plan and the Receiver's Work Plan continue to emphasize Chester Housing Authority's mission to "provide decent, safe and affordable housing of choice for low -and- moderate income households, free from discrimination, to integrate the Authority's residents and developments into the larger community, and to serve as a catalyst for revitalizing the City of Chester."

The most notable achievements for Fiscal Year 2001 -2002 are the increased housing choices for the residents as well as efforts to develop strategies sustaining the positive changes that have taken place at the Housing Authority.

The Chester Housing Authority has a strong commitment to improving housing opportunities for low-income residents of Chester, which includes families, elderly and persons with disabilities. To meet this commitment, the Chester Housing Authority has focused on increasing housing choices for the residents that meet their various individual needs. This is done through the provision of high quality family units, Section 8 Vouchers, Section 8 Mainstream Vouchers for people with disabilities, elderly -only units and Homeownership opportunities. The following paragraphs provide an update of the past year's activity in each of these categories.

Section 8 Vouchers and Family Rental Units

With the award of two HOPE VI funds and the leverage of private funds, the Chester Housing Authority will be completing construction of 110 Family Townhouse units by the end of February 2002. Also, an additional 86 Family Townhouse units are scheduled to be completed by October 2002. In addition, the Chester Housing Authority was awarded an additional 100 Section 8 increment vouchers to meet the needs of low -income residents.

Section 8 Mainstream Housing Opportunities for Persons with Disabilities

This past year, the Chester Housing Authority applied for and was awarded Section 8 Mainstream Vouchers for people with disabilities. These vouchers will provide many individuals with the ability to live independent lives and to become contributing members of their communities.

Elderly Only Housing

Recognizing the needs of the elderly population, the Chester Housing Authority developed two elderly-only buildings using both public and private funds. The Chatham Estates Senior Village consists of a 40 unit two -story building including community space, a library and a garden plot

for each of the residents. The Wellington Ridge Senior Village, currently under construction, will consist of a 24-unit three-story structure. The building will be equipped with the elevator access to all three floors and a basement, and walkout access to the grounds.

Homeownership Opportunities

Seventy-six units of for-sale housing will also be developed as part of the Wellington Ridge HOPEVI program. Twenty-six of these units will be constructed on site and the remaining 50 units will be developed in the adjacent Highland Garden neighborhood. The Wellington Ridge Homes project will provide a high-quality product, competitive pricing, low down payment requirements and an intense level of homeownership counseling for interested residents.

To further this achievement, the Chester Housing Authority has been focusing its efforts this past fiscal year in sustaining the positive changes that have taken place in Chester over the past several years. In March 2001, CHA convened a sustainability retreat to begin a strategic planning process regarding the sustainability of CHA's existing supportive service programs, how the delivery of these services and programs can and should change, and the methodology for developing a sustainability plan. As a direct result of this retreat, the Chester Housing Authority formed a Sustainability Committee that will assist the Housing Authority in developing a strategic plan for the next one, five, and ten years. The focus of this committee is to discuss and develop a plan for sustaining the successes that the Housing Authority has had over the past several years. Part of this plan will include a strategy for the funding and operation of the proposed Neighborhood House and a strategy for the revitalization plans in the Highland Garden area. By bringing together some of the best thinking in the area of sustainable community revitalization, this committee will be able to develop and implement a plan that will serve to guide the Housing Authority both programmatically and financially for several years.

ATTACHMENT D

Pet Policy Narrative

Chester Housing Authority (CHA) allows residents to own pets, as long as the resident complies with the CHA Pet Policy as specified in the ACOP. A resident wishing to own a pet must first submit a written request to the Property Manager and submit the following items listed below:

- ❑ A certificate from a veterinarian stating that the pet is disease and pest free and that the pet will not exceed 20 lbs maximum when it is full grown.
- ❑ A picture of the pet and information stating the age, weight, and color.
- ❑ Proof that the pet has been spayed or neutered.
- ❑ A copy of the current license for the pet.
- ❑ A signed execution of a CHA Pet Agreement, which acknowledges complete responsibility for the care of the pet.
- ❑ A Pet Deposit, which shall not exceed the higher of the Total Tenant Payment or \$200 (except for elderly residents).
- ❑ Verify that the pet registration must be renewed and must be coordinated with the tenant's annual recertification date.
- ❑ The names, addresses and phone numbers of two (2) adults who will agree to assume full responsibility for the pet in the event of the owner's death or incapacity to care for the pet.

Exclusion for animals that assist elderly and persons with disabilities

This exclusion applies to assistive/service animals that reside in units for the elderly or persons with disabilities, as well as assistive/service animals that visit these units. To qualify for exclusion, the resident or prospective resident must certify in writing that the head of household, or a member or his or her family, is a person with a disability; (a) the animal has been trained to assist persons with that specific disability; and (b) the animal actually assists the person with the disability.

Termination of Lease

CHA will initiate procedures for termination based on a Pet Policy Violation if:

- ❑ The pet owner has failed to remove the pet or correct a pet policy violation within the time period specified; and
- ❑ The pet policy violation is sufficient to begin the procedure to terminate the lease under terms of the lease.

ATTACHMENT E
Implementation of Public Housing Residents
Community Service Requirements

In accordance with the Quality Housing and Work Responsibility Act of 1998 (QHWRA) the Chester Housing Authority (CHA) has enacted a plan to implement the Community Service Requirement provision of the Act. According to the provision, every public housing resident over the age of 18 will be required to perform either eight hours a month of community service or to participate in a self-sufficiency program for at least eight hours a month.

The Chester Housing Authority has taken the following administrative steps to implement the requirement at the HOPE VI sites:

Admissions and Continued Occupancy Plan : The ACOP states “every adult of public housing will be required to perform eight hours of community service each month, or participate in a self-sufficiency program for at least eight hours every month. This requirement does not apply to elderly persons, disabled persons, persons already working, persons exempted from work requirements under State Welfare to Work programs, or persons receiving assistance under a State program that have not been found to be in noncompliance with such a program. CHA will determine compliance with the public housing community service requirements once a year, 30 days prior to the expiration of resident’s lease. If CHA determines that a resident is not in compliance, CHA will notify that resident of the determination; that the determination is subject to administrative grievance procedures (a court hearing is not precluded); that the resident’s lease will not be renewed unless the resident enters into an agreement with CHA to make up the missed hours by participating in a self-sufficiency program or contributing to community service.”

Lease: The Lease states “every adult eighteen (18) years old or older who is a resident and listed on your lease is required to perform at least eight (8) hours of community service each month, or participate in a self-sufficiency program for at least eight (8) hours every month. This requirement does not apply to elderly persons, disabled persons, persons already working, persons exempted from working requirements under State welfare to work programs, or persons receiving assistance under a State program that have not been found to be in noncompliance with such a program.”

Standard Operating Procedures

- ❑ As part of the move-in or orientation, the Property Manager will inform the resident of the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWRA).
- ❑ After screening the household for eligibility, the Property Manager will use the criteria outlined in the ACOP to determine which household members are exempt or non-exempt from the QHWRA requirements. Exempt household members will be required to sign a waiver certifying the reason for exemption. In addition, exempt household members must provide documentation for the exemption.
- ❑ Non-exempt household members are required to verify their compliance with QHWRA. The verification consists of a monthly log, which enables the residents to report on their activity throughout the month. The resident will be required to update the information in the management office on a monthly basis.
- ❑ The Property Manager will keep a log in the management office showing the status of every household member, whether they are exempt or non-exempt. For each household member over the age of 18, the Property Manager will maintain a log showing either a current waiver certification or a recording documentation log on file in the management office.
- ❑ The Property Manager will inform the non-exempt household members of the availability of assistance from the case managers at the One-Stop Shop, whom may help the resident to fulfill their QHWRA requirements. The One-Stop Shop will provide a listing of agencies in need of volunteers to the resident or volunteer opportunities within the Chester Housing Authority. The One-Stop Shop will also assist in finding employment opportunities. Types of activities that will fulfill this requirement include, but are not limited to:
 - ❑ Participation in a CHA sponsored "Community Day" in which residents volunteer to clean up their community. CHA typically schedules 1-2 community days a year for public housing development per year.
 - ❑ Participation in an individual effort to improve the appearance of their surrounding community by planting flowers or gardens in common areas of the community.
 - ❑ Participation in the Chester Housing Authority's Resident Screening Committee.
 - ❑ Resident Participation in any of the vocational or educational training programs offered directly through the One-Stop Shop.
 - ❑ Participation in an entrepreneurial development program offered through the One-Stop Shop to encourage residents to start their own small businesses.

- ❑ Provide clerical support for the individual site management offices or the resident services department by assisting with bulk mailings, filing, etc.
- ❑ Any other volunteering of service that assist the resident in promoting self sufficiency, allow the resident to gain valuable vocational training or that allow the resident to volunteer their service to beautify the surrounding community.
- ❑ The Property Manager will review the log to verify compliance of QHWR A 45 days prior to the expiration of the lease. Households found to be in non-compliance of QHWR A will be given the option of complying with the requirement by agreeing in writing to perform any missed community service in the upcoming twelve-month period. Failure to comply with the QHWR A requirements will result in a non-renewal of the household lease.
- ❑ If the resident's status should change to either exempt or non-exempt, the resident is responsible for notifying the management office within 30 days of the change and will be required to sign the appropriate form certifying the new status.

ATTACHMENT F
Section 8 Homeownership Program Capacity Statement

The Chester Housing Authority (CHA) plans to implement the Homeownership Option under the Housing Choice Voucher Program and adopt this policy in the Chester Housing Authority's Section 8 Administrative Plan. The Homeownership Option will be offered to Section 8 participants that have been on the program for at least nine months. CHA will serve ten families under this option who meet the qualifications outlined in the Homeownership Policy.

The Chester Housing Authority currently has a contract with the Chester Community Improvement Project (CCIP). CCIP provides homeownership and financial counseling to residents who reside in Chester Housing Authority's properties and Section 8 participants. Prior to implementation of the Section 8 Homeownership Program, the Chester Housing Authority would like to expand the current contract to include assistance with the Section 8 Homeownership Program. In addition, the City of Chester's Economic Development Authority (CEDA) currently has a Homebuyer Assistance Program to financially assist income eligible homebuyers. (*See below*).

Downpayment and Closing Costs

The City of Chester's Economic Development Authority's (CEDA) Homebuyer Assistance Program provides 50% of the downpayment needed to purchase a home in the city of Chester and \$5,000 in closing costs as a zero percent (0%) interest loan. The buyer will make a 3% or 5% downpayment that will be matched with 3% or 5% of CEDA's funds.

FHA Loans - The buyer will contribute 1.5% of their own funds for loans under \$5,000 and 2.25% of their own funds for loans \$5,000 and over. CEDA will match with 1.5% or 2.5%. The buyer's contribution will be applied to the downpayment; CEDA's match will be applied to either the downpayment or closing costs.

VA Loans - The buyer will contribute a minimum of \$1,000 for the downpayment and/or items paid outside of closing (POC's) applied to the \$1,000 buyer's contribution will not be matched.

Maximum downpayment - the buyer cannot make more than a 10% downpayment (5% buyer's funds/5% CEDA funds).

Closing Costs

The Homebuyer Assistance Program will provide 100% eligible costs up to a maximum of \$5,000. Funding support under this Program will be made in the form of a zero percent interest (0%) loan, the principal amount of which will be reduced to a balance of zero over five years if the program requirements are met.

ATTACHMENTG

Assessment of Site -Based Waiting List Development Demographic Characteristics

Development Information <i>(Name, Number, Location)</i>	Initial mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Current mix of Racial, Ethnic, or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Chester Towers PA26-007-006 Chester, PA	May 1, 2001	December 31, 2001	Percent Change
Families with Disabilities	19	15	-21%
Race/Ethnicity (HISP)	5	3	-40%
Race/Ethnicity (AfrAm)	27	18	-33%
Race/Ethnicity (Asian)	0	0	0%
Race/Ethnicity (White)	4	4	0%
Matopos Hills PA26-007-011 Chester, PA	May 1, 2001	December 31, 2001	Percent Change
Families with Disabilities	40	40	0%
Race/Ethnicity (HISP)	18	14	-22%
Race/Ethnicity (AfrAm)	500	486	-2.8%
Race/Ethnicity (Asian)	0	0	0%
Race/Ethnicity (White)	4	4	0%

WilliamPenn Homes PA26-007-011 Chester,PA	May1,2001	December31,2001	Percent Change
Familieswith Disabilities	66	66	0%
Race/Ethnicity (HISP)	30	30	0%
Race/Ethnicity (AfrAm)	815	808	-.09%
Race/Ethnicity (Asian)	1	1	0%
Race/Ethnicity (White)	4	4	0%

ATTACHMENT H
Resident Membership of the PHA Governing Board

This section is not applicable for the Chester Housing Authority. Chester Housing Authority operates under Federal Court -Ordered Receivership, with no Board of Directors as such. CHA does have a Court -appointed Advisory Board, composed of 13 local representatives, one of whom is a Chester Housing Authority resident. The members of the Board were appointed by the Honorable Norma L. Shapiro who received recommendations from the Receiver and the Mayor of the City of Chester. The Receiver provided the Judge with interested candidates. Among those candidates is a resident, Barbara Gooby, of the Chester Housing Authority. The resident was recently re-appointed as of June 21, 2000 to serve an additional term. The current Board serves in an Advisory capacity, and a selected number will assume the role of a typical Board upon termination of Receivership.

ATTACHMENT I
Membership of the Resident Advisory Board

In accordance with Section 511 of the United States Housing Act and regulations found at 24 CFR part 903 the Chester Housing Authority created a Resident Advisory Board to assist and make recommendations regarding the development of the PHA Plan, and any significant amendment or modification to the Plan. Below are a list of the members who serve on the Chester Housing Authority Advisory Board:

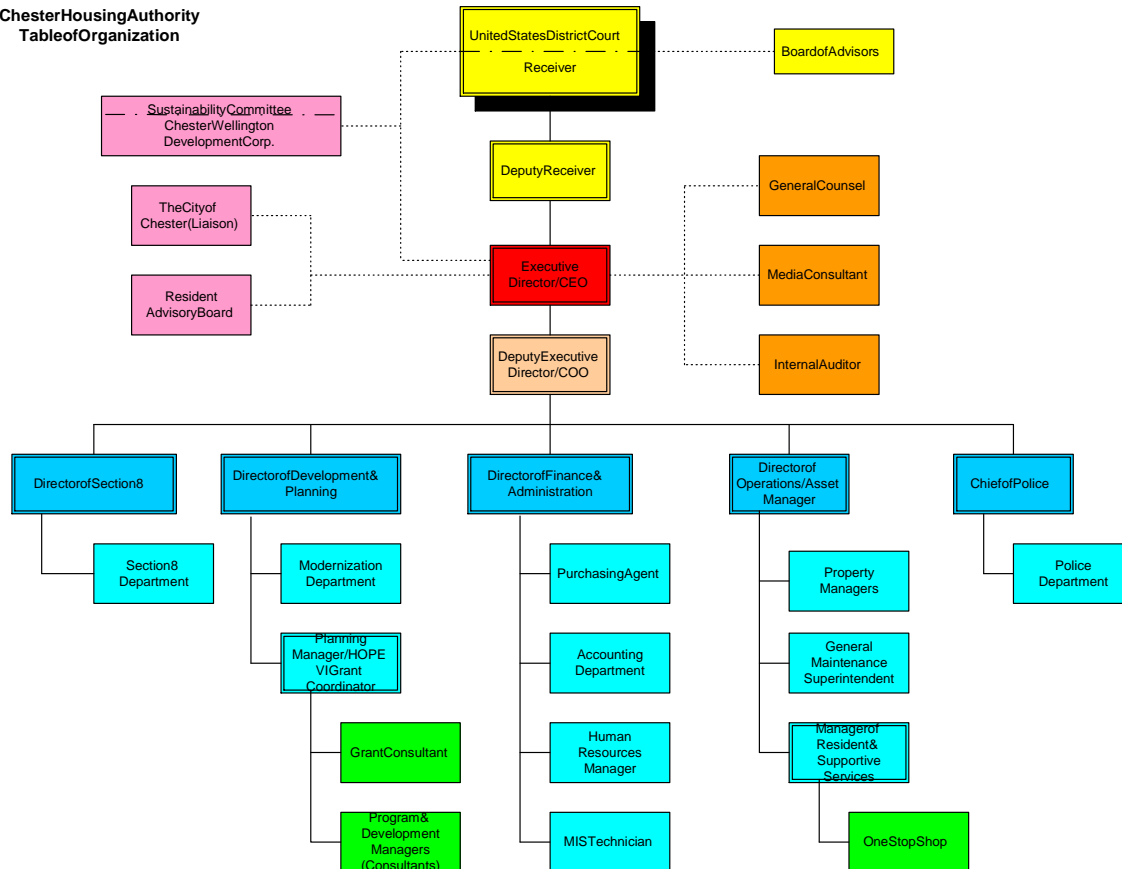
1. Patricia Blain
Section 8 Resident
2. Yvonne Carrington
President, Matopos Hills Resident Council
3. McClure Collins
President, Chester Towers Resident Council
4. Barbara Gooby Muhammad
President, Chatham Estates Resident Council
5. Norma Robinson
Section 8 Resident
6. Charles Stansbury
Section 8 Resident
7. Ernestine Tilghman
President, Wellington Ridge Resident Council
8. Michelle Todd
Section 8 Resident
9. Delores Walker
William Penn Resident

AttachmentJ

ChesterHousingAuthority

OrganizationalChart

ChesterHousingAuthority
TableofOrganization



ATTACHMENT K

Approach to Asset Management

The Chester Housing Authority (CHA) created its Asset Management Division in October 2000. The Director of Asset Management will oversee the conversion of CHA's centralized property management system to a site-based property management system under the Asset Management model.

Using the Asset Management model, CHA will improve its management operations by establishing approximately 20-25 quantifiable goals and benchmarks for each property to achieve. These goals, or "key indicators", and the methodology used for measuring their performance were developed with the assistance of an outside consultant. The Director of Asset Management will then monitor these key management indicators at timed intervals to determine if the property has been successful in meeting its goals. It should be noted that while the key indicators will be used for every property, the anticipated goal may vary from property to property in order to tailor the performance to meet the needs and marketability of the specific property. This will also allow CHA to determine the specific source(s) of any problems or management functions that need to be improved at a site level prior to it becoming a larger problem Authority-wide. Some examples of the key areas to be monitored by the Director of Asset Management are: (not limited to)

- ❑ Occupancy
- ❑ Vacancy Prep Costs
- ❑ Vacancy Turnover Time
- ❑ Budget Variances
- ❑ Work Order Completion
- ❑ Curb Appeal
- ❑ Rent Collections
- ❑ Timely Recertifications

Some of these goals will be monitored and measured via our Memory Lanes Systems (MLS) software system through our regular monthly reporting requirements while other goals, such as curb appeal, will be more subjective. The majority of the key areas being measured come under the direct supervision and control of the property manager and should serve as a measuring stick for the performance of the property manager. The Director of Asset Management will work closely with the property managers in any areas that are deemed to be in need of improvement. Training and guidance will be provided to those managers who are not meeting the established goals prior to the deficiencies having any adverse effect on CHA's overall operations.

With the recent creation of the Asset Management Department and the conversion to a site-based asset management model, the Authority feels it has all the necessary tools to effectively monitor all areas of its public housing management operations. This model will enable the Authority to identify and address any problem areas in a timely manner, which will, in turn, improve

performance. Since the Authority is already performing at a Standard level, the additional efficiency should allow the Authority to achieve a minimum score of 90 on the PHAS inspection. Through the creation of the Asset Management Department and the conversion to a site based asset management model, the Chester Housing Authority will be able to closely monitor the performance of each individual property. With the assistance of an outside consultant, the Asset Manager has identified key management indicators that can be monitored on a scheduled basis. Examples of the indicators to be tracked are rent collection percentages, total turnover time, and completion of work orders, budget variances, and total occupancy. These key management indicators will be tracked by the Asset Manager to ensure that all the properties are operating at peak efficiency.

ATTACHMENT L
Definition for Significant Modification to the Agency Plan

The Chester Housing Authority constitutes a “significant amendment or modification” to the Agency Plan for the following types of actions:

1. Demolition Plan
2. Disposition Plan
3. Designation Plan

Any other change made to the Agency Plan after the approval process does not include a significant amendment or modification.

ATTACHMENT M

Resident Comments and Responses

The questions and comments provided below are derived from meetings with the Chester Housing Authority's Resident Advisory Board, Tenant Council resident meetings, and the public hearing which was held on April 3, 2002 and included residents from the developments and participants from the Section 8 Voucher program. Other comments and responses came from discussions at workshops held at the Chester Towers, Matopos Hills, and the William Penn. These workshops entitled "Understanding the Agency Plan and Your role in the Agency Plan" included residents from the housing developments and the Section 8 Voucher program.

Resident Comment

Why has the Chester Housing Authority (CHA) chosen "flat rents" rather than "ceiling rents" as an option for residents?

Response

CHA had a specific deadline set by the Department of Housing and Urban Development (HUD) to apply for permission to use ceiling rents from October 1999 to October 2002. After October 2002 HUD will be eliminating this option for Housing Authorities. Unfortunately, CHA missed the deadline to continue ceiling rents until October 2002 and subsequently, cannot provide ceiling rents as an option. Instead, residents can choose either 30% of their annual adjusted income or flat rents.

Resident Comment

Does CHA offer any type of home ownership assistance?

Response

CHA has a performance-based contract with Chester Community Improvement Project which provides free home ownership counseling classes and assistance to CHA residents. The One-Stop has information available if anyone is interested in learning more about home ownership programs.

Resident Comment

When are the computer classes offered at the One-Stop Shop?

Response

CHA will be starting a new session of free computer classes at the One-Stop Shop in May 2002. There will be day and evening classes. The One-Stop Shop has information available if anyone is interested in learning more about the computer classes.

Resident Comment

The Resident Advisory Board is extremely disappointed in the discussion of potentially outsourcing the management of CHA properties and the Section 8 Department to a private firm. The residents feel that having a private management firm is not needed given the fact that CHA is doing a good job. In addition, the residents feel that the partnership created by the residents and CHA has been successful and are proud of that accomplishment. The residents feel this partnership would end if management went to a private firm.

Response

Residents' satisfaction is the ultimate goal of the Chester Housing Authority. Therefore, CHA felt that it was important to investigate the option of alternative management if it was found that the residents were not being properly served. However, we are delighted to hear that the residents are happy with the current management. In addition, it is important to note that if there were to be any type of outsourcing of the management of the Section 8 Department or any CHA properties, then there would be no change made without consultation with the residents.

Resident Comment

Can residents have the choice of two units instead of one when their name comes to the top of the waiting list?

Response

Current CHA policy only allows residents to choose one unit. To date, we have not had any complaints concerning this policy and we have not determined that this policy has had an adverse effect on applicants. Therefore, we do not feel the need to change the policy at this time.

Resident Comment

Is there a possibility of Resident Management?

Response

The Chester Housing Authority would be interested in meeting with any residents who are interested in pursuing Resident Management. If any resident group is interested then they can contact the Executive Director, Michael Lundy, at the Chester Housing Authority.

Resident Comment

Will the punch list items left by the firm HR Hat Matopos Hills be completed before the Receivership ends?

Response

The Housing Authority will meet with the residents of Matopos Hill to determine the items that need to be completed. The items will either be completed as a routine maintenance work order or a separate Modernization contract.

Resident Comment

When will there be new or additional people added to the Resident Screening Committee?

Response

We continue to recruit new residents for the Resident Screening Committee because it has been difficult finding volunteers who will serve on the Committee. Therefore, if anyone is interested in volunteering for the Resident Screening Committee they can contact the Housing Authority.

Resident Comment

We (the residents at Matopos Hills) would like a survey sent out to the families about the types of services/supportive service programs residents would like to have at Matopos Hills. In addition, we feel having a focus group or survey concerning "what the residents would need to make Matopos Hills a stronger community" should be performed.

Response

The Chester Housing Authority's Resident and Supportive Service Department sends out surveys on a yearly basis. The next survey will be sent out in August 2002. Prior to sending out the next survey the Residents and Supportive Service Department will contact the Matopos Hills Tenant Council to discuss what they would like to include in the survey.

Resident Comment

What types of improvements are being made to the Chester Housing Authority's Police Department?

Response

Due to a number of residents requesting a "stronger police presence," Chester Housing Authority decided to introduce substations at all CHA developments. Chester Towers and Matopos Hills both have substations and the main station is still located at the William Penn. We have had positive feedback with this new initiative.

Annual Statement of Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26P00770999		FFY of Grant Approval: 1998	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number <u>1</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending _12/31/01__						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGPF Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)				\$ -
3	1408	Management Improvements Soft Costs				\$ -
		Management Improvements Hard Costs				
4	1410	Administration				\$ -
5	1411	Audit				\$ -
6	1415	Liquidated Damages				\$ -
7	1430	Architectural & Engineering Fees				\$ -
8	1440	Site Acquisition				\$ -
9	1450	Site Improvement	\$ -	\$ 60,000.00	\$ 60,000.00	\$ -
10	1460	Dwelling Structures	\$ -	\$ 156,079.00	\$ 156,079.00	\$ -
11	1465.1	Dwelling Equipment-Nonexpendable				\$ -
12	1470	Non dwelling Structures				\$ -
13	1475	Non dwelling Equipment				\$ -
14	1485	Demolition				\$ -
15	1490	Replacement Reserve				\$ -
16	1492	Moving to Work Demonstration				\$ -
17	1495.1	Relocation Costs				\$ -
18	1499	Development Activities	\$ 216,079.00	\$ -	\$ -	\$ -
19	1502	Contingency (may not exceed 8% of line 19)				\$ -
	Amount of Annual Grant (Sum of lines 2-18)		\$ 216,079.00	\$ 216,079.00	\$ 216,079.00	\$ -
	Amount of line 19 Related to LBP Activities					
	Amount of line 19 Related to Section 504 Compliance					
	Amount of line 19 Related to Security					
	Amount of line 19 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity (Units)	TotalEstimatedCost		TotalActualCost(2)		StatusofProposedWork
				Original	Revised(1) 1998	Funds Obligated(2)	Funds Expended(2)	
1450SiteImprovements								
Chatham Family PA7-13	SiteImprovements(PECO)	1450		\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	
	SiteImprovements(Verizon)	1450		\$ -	\$ 40,000.00	\$ 40,000.00		
	SubTotal=	1450		\$ -	\$ 60,000.00	\$ 60,000.00	\$ -	
1460DwellingConstruction								
Chatham Family PA7-13	DwellingConstruction	1460		\$ -	\$ 156,079.00	\$ 156,079.00	\$ -	
	SubTotal=	1460		\$ -	\$ 156,079.00	\$ 156,079.00	\$ -	
CHATHAMFAMILYPA7-13TOTALS				\$ -	\$ 216,079.00	\$ 216,079.00	\$ -	
1499DevelopmentActivities								
Wellington Ridge PA7-3	DevelopmentActivities	1499		\$ 216,079.00	\$ -	\$ -	\$ -	
	SubTotal=	1499		\$ 216,079.00	\$ -	\$ -	\$ -	
WELLINGTONRIDGEP A7-15TOTALS				\$ 216,079.00	\$ -	\$ -	\$ -	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector\OfficeofNativeAmericanProgramsAdministrator&Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Development Number\Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			1998			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1450 Site Improvements							
PA7-13	3/31/2001			9/30/2002			
1460 Dwelling Construction							
PA7-13	3/31/2001			9/30/2002			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837(10/96)

(2) To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26-P007-709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved (<i>c-d</i>)					-
e. Excess of Funds Advanced (<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/2000	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

Annual Statement\Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26-P00750100		FFY of Grant Approval: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters\Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending_12/31/01						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised1	Obligated	
1	Total Non-CGPF Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (May not exceed 10% of line 19)	\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10
3	1408	Management Improvements Soft Costs	\$659,252.20	\$621,171.00	\$572,140.53	\$572,140.53
		Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
4	1410	Administration	\$329,626.10	\$304,626.10	\$298,956.54	\$296,473.05
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Architectural & Engineering Fees	\$912,000.00	\$336,908.63	\$134,979.95	\$134,979.95
8	1440	Site Acquisition	\$2,000.00	\$40,000.00	\$0.00	\$0.00
9	1450	Site Improvement	\$52,100.00	\$152,100.00	\$2,785.00	\$2,785.00
10	1460	Dwelling Structures	\$496,750.00	\$1,310,980.67	\$12,036.00	\$4,090.00
11	1465.1	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$30,743.12	\$0.00	\$0.00	\$0.00
13	1475	Nondwelling Equipment	\$60,000.00	\$86,496.00	\$23,319.25	\$23,319.25
14	1485	Demolition	\$30,000.00	\$40,000.00	\$0.00	\$0.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1	Relocation Costs	\$0.00	\$14,360.00	\$0.00	\$0.00
18	1499	Development Activities	\$375,000.00	\$59,992.50	\$0.00	\$0.00
19	1502	Contingency (may not exceed 8% of line 19)	\$19,163.48	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant (Sum of lines 2-18)		\$3,296,261.00	\$3,296,261.00	\$1,373,843.37	\$1,363,413.88
	Amount of line 19 Related to LBP Activities		\$0.00			
	Amount of line 19 Related to Section 504 Compliance		\$0.00			
	Amount of line 19 Related to Security		\$634,252.20	\$534,466.65	\$534,466.65	\$534,466.65
	Amount of line 19 Related to Energy Conservation Measures		\$0.00			
Signature of Executive Director and Date			Signature of Public Housing Director\Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837(10/96)

ref Handbook 7485.3

PartII:SupportingPages

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork2
				Original	Revised	Funds Obligated	Funds Expended	
1406GeneralOperations								
HAWide	GeneralOperations	1406		\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10	
	SubTotal=	1406		\$329,626.10	\$329,626.10	\$329,626.10	\$329,626.10	
1408ManagementImprovements								
HAWide	Security	1408		\$634,252.20	\$534,466.65	\$534,466.65	\$534,466.65	
	ResidentServicesStaff	1408		\$25,000.00	\$25,000.00	\$0.00	\$0.00	
	Training	1408		\$0.00	\$9,562.00	\$0.00	\$0.00	fromCGP99
	ComputerHardware&Software	1408		\$0.00	\$52,142.35	\$37,673.88	\$37,673.88	fromCGP99
	SubTotal=	1408		\$659,252.20	\$621,171.00	\$572,140.53	\$572,140.53	
1410Administration								
HAWide	ModernizationStaff(Salary&Fringe)	1410		\$290,626.10	\$290,626.10	\$290,626.10	\$290,626.10	
	BidAdvertisements	1410		\$14,000.00	\$14,000.00	\$8,330.44	\$5,846.95	
	SubTotal=	1410		\$304,626.10	\$304,626.10	\$298,956.54	\$296,473.05	
1430Architectural&EngineeringFees								
HAWide	ReceiversFees	1430		\$780,000.00	\$125,379.95	\$125,379.95	\$125,379.95	
	IndefiniteQuantityA&EServices	1430		\$75,000.00	\$0.00	\$0.00	\$0.00	toCGP99
	GrantApplicationServices	1430		\$45,000.00	\$45,000.00	\$9,600.00	\$9,600.00	
	ModernizationLegalCosts	1430		\$123,000.00	\$123,000.00	\$0.00	\$0.00	
	EnvironmentalConsultants	1430		\$0.00	\$35,028.68	\$0.00	\$0.00	
	BidDocumentPreparation	1430		\$12,000.00	\$8,500.00	\$0.00	\$0.00	12,500fromCGP99
	SubTotal=	1430		\$1,035,000.00	\$336,908.63	\$134,979.95	\$134,979.95	
1450SiteImprovement								
HAWide	Landscaping/FineGrading/Seeding	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	SiteSignage	1450		\$15,000.00	\$15,000.00	\$2,785.00	\$2,785.00	
	SubTotal=	1450		\$15,000.00	\$15,000.00	\$2,785.00	\$2,785.00	
1475Non-DwellingEquipment								
HAWide	AutomotiveEquipment	1475		\$60,000.00	\$60,000.00	\$0.00	\$0.00	
	OfficeFurniture	1475		\$0.00	\$2,500.00	\$0.00	\$0.00	fromCGP99
	ComputerHardware	1475		\$0.00	\$23,996.00	\$23,319.25	\$23,319.25	fromCGP99
	SubTotal=	1475		\$60,000.00	\$86,496.00	\$23,319.25	\$23,319.25	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator&Date:				

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport

formHUD-52837(10/96)

refHandbook7485.3

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork2
				Original	Revised	Funds Obligated	Funds Expended	
1502Contingency								
HAWide	Contingency	1502		\$19,163.48	\$0.00	\$0.00	\$0.00	
	SubTotal=	1502		\$19,163.48	\$0.00	\$0.00	\$0.00	
HAWIDETOTALS				\$2,422,667.88	\$1,693,827.83	\$1,361,807.37	\$1,359,323.88	
1440PropertyPurchase								
William Penn PA7-10	SiteAcquisition	1440		\$2,000.00	\$40,000.00	\$0.00	\$0.00	
	SubTotal=	1440		\$2,000.00	\$40,000.00	\$0.00	\$0.00	
1450SiteImprovement								
William Penn PA7-10	SiteBituminousPaving&Drainage	1450		\$15,000.00	\$0.00	\$0.00	\$0.00	
	SiteFencing&Landscaping	1450		\$5,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
1470Non-DwellingStructures								
William Penn PA7-10	Comm.CenterDrainage&SumpPump	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	EmergencyLights-CommCenter	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	RenovateMaintenanceShop	1470		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1499DevelopmentActivities								
William Penn PA7-10	Settlements	1499		\$125,000.00	\$0.00	\$0.00	\$0.00	toCGP99
	InspectionServices	1499		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1499		\$125,000.00	\$0.00	\$0.00	\$0.00	
1460DwellingConstruction								
Chester TowersI&II PA7-6	AutomaticFireSprinklerSystem	1460		\$296,000.00	\$0.00	\$0.00	\$0.00	
	KitchenAppliances/Cabinets	1460		\$12,036.00	\$20,000.00	\$12,036.00	\$4,090.00	
	CCTVSecuritySystem/CallSystem	1460		\$32,200.00	\$32,200.00	\$0.00	\$0.00	
	FireAlarmSystem	1460		\$124,800.00	\$92,600.00	\$0.00	\$0.00	
	HeatingSystemControlRepair	1460		\$0.00	\$64,000.00	\$0.00	\$0.00	fromCGP99
	Newlocksforallapartments	1460		\$0.00	\$75,000.00	\$0.00	\$0.00	fromCGP99
	Upgradeelevatorcabs	1460		\$0.00	\$288,100.00	\$0.00	\$0.00	fromCGP99
	Asbestosencapsulation	1460		\$0.00	\$600,000.00	\$0.00	\$0.00	fromCGP99
	Airconditionersinlobbies	1460		\$0.00	\$100,000.00	\$0.00	\$0.00	fromCGP99
	SubTotal=	1460		\$465,036.00	\$1,271,900.00	\$12,036.00	\$4,090.00	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministrator&Date:				

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(2)TobecompletedforthePerformanceandEvaluationReport

formHUD-52837(10/96)

refHandbook7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised	Funds Obligated	Funds Expended	
1485 Demolition								
Scattered Sites PA7-8	Demolition	1485		\$30,000.00	\$40,000.00	\$0.00	\$0.00	
	SubTotal=	1485		\$30,000.00	\$40,000.00	\$0.00	\$0.00	
1450 Site Improvement								
Matopos PA7-11	Site Fencing	1450		\$12,100.00	\$12,100.00	\$0.00	\$0.00	
	Drainage & Erosion Control Phase 2	1450		\$0.00	\$125,000.00	\$0.00	\$0.00	from CGP99
	SubTotal=	1450		\$12,100.00	\$137,100.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Matopos PA7-11	Cap Canopy Fascia & Eaves	1460		\$34,750.00	\$34,750.00	\$0.00	\$0.00	
	SubTotal=	1460		\$34,750.00	\$34,750.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Chatham Family PA7-13	Boiler Replacement (Wescott)	1460		\$0.00	\$1,324.76	\$0.00	\$0.00	
	Boiler Replacement (C&C)	1460		\$0.00	\$498.90	\$0.00	\$0.00	
	SubTotal=	1460		\$0.00	\$1,823.66	\$0.00	\$0.00	
1495								
Chatham Family PA7-13	Relocation of Residents	1495		\$0.00	\$14,360.00	\$0.00	\$0.00	from CGP99
	SubTotal=	1495		\$0.00	\$14,360.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Wellington PA7-15	Boiler Replacement (Wescott)	1460		\$0.00	\$1,582.36	\$0.00	\$0.00	
	Boiler Replacement (C&C)	1460		\$0.00	\$924.65	\$0.00	\$0.00	
	SubTotal=	1460		\$0.00	\$2,507.01	\$0.00	\$0.00	
1499 Development Activities								
Wellington PA7-15	Off Site Acquisition	1499		\$250,000.00	\$0.00	\$0.00	\$0.00	
	Inspection Services (RVE)	1499			\$54,522.00			
	Environmental (Synertech)	1499			\$5,470.50	\$0.00	\$0.00	
	SubTotal=	1499		\$250,000.00	\$59,992.50	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director / Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Development Number\Name HA-Wide Activities	All Funds Obligated(Quarter Ending Date)			All Funds Expended(Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 Operations							
HA Wide	3/31/2002			9/30/2003			
1408 Management Improvements							
HA Wide	3/31/2002			9/30/2003			
1410 Administration							
HA Wide	3/31/2002			9/30/2003			
1430 Architectural & Engineering Fees							
HA Wide	3/31/2002			9/30/2003			
1450 Site Improvement							
HA Wide	3/31/2002			9/30/2003			
1475 Nondwelling Equipment							
HA Wide	3/31/2002			9/30/2003			
1502 Contingency							
HA Wide	3/31/2002			9/30/2003			
1440 Wm Penn- Site Acquisition							
PA7-10	3/31/2002			9/30/2003			
1450 Wm Penn- Site Improvements							
PA7-10	3/31/2002			9/30/2003			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

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form HUD-52837(10/96)

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1470 Wm Penn-Non-Dwelling Structures							
PA7-10	3/31/2002			9/30/2003			
1499 Wm Penn-Mod Used for Developmen							
PA7-10	3/31/2002			9/30/2003			
1460 Dwelling construction-Chester Towers							
PA7-6	3/31/2002			9/30/2003			
1485 Demolition							
Scat Sites	3/31/2002			9/30/2003			
PA7-8							
1450 Site Improvement							
Matopos	3/31/2002			9/30/2003			
PA7-11							
1460 Dwelling Structures							
Matopos	3/31/2002			9/30/2003			
PA7-11							
1470 Non-Dwelling Structures							
Matopos	3/31/2002			9/30/2003			
PA7-11							
1495 Relocation							
Wellington	3/31/2002			9/30/2003			
PA7-15							
1498 Mod Used for Development							
Wellington	3/31/2002			9/30/2003			
PA7-15							
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

HAWIDE

1406 Operations		LineItemBudgetAmount			
		\$329,626.10			
				Expenditures	
		BudgetAmount	ObligatedAmount	Expended	(Over)/Under Amount Obligated
GeneralOperations		\$329,626.10	\$329,626.10	\$329,626.10	\$0.00
NormanWindows			\$ 8,400.00	\$ 8,400.00	\$0.00
EvergreenLandscaping			\$ 148,595.00	\$ 148,595.00	\$0.00
TBHEnvironmental			\$ 41,641.15	\$ 41,641.15	\$0.00
WescottElectric			\$ 16,365.00	\$ 16,365.00	\$0.00
WattsCleaning			\$ 4,350.00	\$ 4,350.00	\$0.00
HARIE			\$ 64,072.45	\$ 64,072.45	\$0.00
J&KTrashRemoval			\$ 46,862.50	\$ 46,862.50	\$0.00
shortfallindraw			\$ (660.00)	\$ (660.00)	\$0.00
					\$0.00
					\$0.00
Totals		\$329,626.10	\$ 329,626.10	\$ 329,626.10	\$0.00
(Over)/UnderBudget				\$0.00	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			100.00%		
Amountofbudgetforthislineitemnotobligated			\$0.00		
/(over)budgetedamt					

1408 ManagementImprovement		LineItemBudgetAmount			
		\$621,171.00			
				Expenditures	
		BudgetAmount	ObligatedAmount	Expended	(Over)/Under Amount Obligated
Security		\$534,466.65	\$534,466.65	\$534,466.65	\$0.00
Salary&Fringe					\$0.00
12/8/00Salary&Fringe			\$30,733.42	\$30,733.42	\$0.00
12/22/00Salary&Fringe			\$29,610.33	\$29,610.33	\$0.00
ReclassJul&Aug2000Salary&Fringe			\$41,446.14	\$41,446.14	\$0.00
ReclassSep-Nov2,2000Salary&Fringe			\$248,114.65	\$248,114.65	\$0.00
1/5/01Salary&Fringe			\$31,980.93	\$31,980.93	\$0.00
1/19/01Salary&Fringe			\$35,502.82	\$35,502.82	\$0.00
2/02/01Salary&Fringe			\$26,682.31	\$26,682.31	\$0.00
2/16/01Salary&Fringe			\$27,731.60	\$27,731.60	\$0.00
3/02/01Salary&Fringe			\$29,037.27	\$29,037.27	\$0.00
3/16/01Salary&Fringe			\$28,227.30	\$28,227.30	\$0.00
3/30/01Salary&Fringe			\$26,874.71	\$26,874.71	\$0.00
4/12/01Salary&Fringe			\$25,520.15	\$25,520.15	\$0.00
4/21/01Salary&Fringe			\$27,042.02	\$27,042.02	\$0.00
5/11/01Salary&Fringe			\$26,009.88	\$26,009.88	\$0.00
5/25/01Salary&Fringe			\$25,530.28	\$25,530.28	\$0.00
6/08/01Salary&Fringe			\$35,839.79	\$35,839.79	\$0.00
6/22/01Salary&Fringe			\$26,123.33	\$26,123.33	\$0.00
					\$0.00
					\$0.00
PoliceSalaryReclass			(\$32,097.28)	(\$32,097.28)	\$0.00
ReplacementcheckHThomas			\$264.27	\$264.27	\$0.00
CareersUSA			\$19,362.00	\$19,362.00	\$0.00
					\$0.00
PoliceSalaryReclass			(\$175,069.27)	(\$175,069.27)	\$0.00
					\$0.00
Res.ServicesStaff(Salary&Fringe)		\$25,000.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
Training		\$9,562.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
ComputerHardware&Software		\$52,142.35	\$37,673.88	\$37,673.88	\$0.00
EmphasisSoftware			\$37,673.88	\$37,673.88	\$0.00
MicronPC					\$0.00
					\$0.00
					\$0.00
Totals		\$621,171.00	\$534,466.65	\$534,466.65	\$0.00
(Over)/UnderBudget				\$86,704.35	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			86.04%		
Amountofbudgetforthislineitemnotobligated			\$86,704.35		
/(over)budgetedamt					

HAWIDE[illegible][illegible]

					\$0.00
					\$0.00
					\$0.00
	GrantApplicationServices	\$45,000.00	\$9,600.00	\$9,600.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
	BidDocumentPreparation	\$12,000.00			\$0.00
					\$0.00
	ModernizationLegalCost	\$123,000.00	\$0.00	\$0.00	\$0.00
	ReclassModlegalcosts				\$0.00
					\$0.00
	Caplan&Luber				\$0.00
					\$0.00
					\$0.00
1430	Totals	\$1,035,000.00	\$134,979.95	\$134,979.95	\$0.00
	(Over)/UnderBudget			\$900,020.05	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		13.04%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$900,020.05	

1450	SiteImprovement	LineItemBudgetAmount \$15,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	Landscaping/Finegrading/Seeding	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
	SiteSignage	\$15,000.00	\$2,785.00	\$2,785.00	\$0.00
			\$2,785.00	\$2,785.00	\$0.00
1450	Totals	\$15,000.00	\$2,785.00	\$2,785.00	\$0.00
	(Over)/UnderBudget			\$12,215.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		18.57%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$12,215.00	

1475	Non-DwellingEquipment-	LineItemBudgetAmount \$86,496.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	Non-DwellingEquipment-AutomotiveEquipment	\$60,000.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00
	OfficeFurniture	\$2,500.00			\$0.00
					\$0.00
					\$0.00
	ComputerHardware	\$23,996.00	\$23,319.25	\$23,319.25	\$0.00
					\$0.00
					\$0.00
1475	Totals	\$86,496.00	\$23,319.25	\$23,319.25	\$0.00
	(Over)/UnderBudget			\$63,176.75	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		26.96%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$63,176.75	

1502	Contingency	LineItemBudgetAmount \$19,163.48			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	Contingency	\$19,163.48	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1502	Totals	\$19,163.48	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$19,163.48	
	Percentageoftotalbudget			#REF!	

Percentageofbudgetforthislineitemobligated	0.00%
Amountofbudgetforthislineitemnotobligated / (over) budgetedamt	\$19,163.48

WilliamPenn

1440	SiteAcquisition	LineItemBudgetAmount		
		\$40,000.00		
		BudgetAmount	ObligatedAmount	Expenditures (Over)/Under AmountObligated
	PropertyPurchase	\$40,000.00	\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
			\$0.00	\$0.00
1440	Totals	\$40,000.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$40,000.00
	Percentageoftotalbudget			#REF!
	Percentageofbudgetforthislineitemobligated		0.00%	
	Amountofbudgetforthislineitemnotobligated / (over) budgetedamt		\$40,000.00	

WmPenn

1450	SiteImprovements	LineItemBudgetAmount		
		\$0.00		
		BudgetAmount	ObligatedAmount	Expenditures (Over)/Under AmountObligated
	SiteImprovements	\$0.00	\$0.00	\$0.00
	SiteBituminousPaving&Drainage	\$0.00	\$0.00	\$0.00
	SiteFencing&Landscaping	\$0.00	\$0.00	\$0.00
				\$0.00
1450	Totals	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00
	Percentageoftotalbudget			#REF!
	Percentageofbudgetforthislineitemobligated		#DIV/0!	
	Amountofbudgetforthislineitemnotobligated / (over) budgetedamt		\$0.00	

WmPenn

1470	Non-DwellingStructures	LineItemBudgetAmount		
		\$0.00		
		BudgetAmount	ObligatedAmount	Expenditures (Over)/Under AmountObligated
	DwellingStructures	\$0.00	\$0.00	\$0.00
	CommunityCenterBasementDrainage&SumpPump	\$0.00	\$0.00	\$0.00
	RenovateMaintenanceShop	\$0.00	\$0.00	\$0.00
1470	Totals	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00
	Percentageoftotalbudget			#REF!
	Percentageofbudgetforthislineitemobligated		#DIV/0!	
	Amountofbudgetforthislineitemnotobligated / (over) budgetedamt		\$0.00	

WmPenn

1498	ModUsedforDevelopment	LineItemBudgetAmount		
		\$810.00		
		BudgetAmount	ObligatedAmount	Expenditures (Over)/Under AmountObligated
	C&CSettlement	\$125,000.00	\$0.00	\$0.00
	MountbattenSurety		\$125,000.00	\$125,000.00
	Reclassified		(\$125,000.00)	(\$125,000.00)

					\$0.00
1498	Totals	\$125,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$810.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$125,000.00	

Chester Towers I&II

1460	DwellingStructures	LineItemBudgetAmount \$462,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	DwellingStructures	\$462,000.00	\$12,036.00	\$4,090.00	\$7,946.00
	AutomaticFireSprinklerSystem	\$296,000.00	\$0.00		\$0.00
	KitchenAppliances	\$12,036.00	\$12,036.00	\$4,090.00	\$7,946.00
	CCTVSecuritySystem	\$32,200.00	\$0.00		\$0.00
	ClassAFireAlarmSystem	\$121,764.00	\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
1460	Totals	\$462,000.00	\$12,036.00	\$4,090.00	\$7,946.00
	(Over)/UnderBudget			\$457,910.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		2.61%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$449,964.00	

ScatteredSites

1485	Demolition	LineItemBudgetAmount \$40,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	Demolition	\$40,000.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
1485	Totals	\$40,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$40,000.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$40,000.00	

Bennett

1450	SiteImprovement	LineItemBudgetAmount \$12,100.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	SiteFencing	\$12,100.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
1450	Totals	\$12,100.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$12,100.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$12,100.00	

BennettHomes

1460	DwellingStructures	LineItemBudgetAmount \$34,750.00			
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		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under Amount Obligated
CapCanopyFascia&Eaves		\$34,750.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
Totals		\$34,750.00	\$0.00	\$0.00	\$0.00
(Over)/UnderBudget				\$34,750.00	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			0.00%		
Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt		\$34,750.00	

Wellington

1498	ModUsedforDevelopment	LineItemBudgetAmount \$250,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under Amount Obligated
OffSiteAcquisition		\$250,000.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
Totals		\$250,000.00	\$0.00	\$0.00	\$0.00
(Over)/UnderBudget				\$250,000.00	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			0.00%		
Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt		\$250,000.00	

SUMMARY

TOTALCOMPGRANT98		TotalBudgetAmount #REF!			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under Amount Obligated
TOTALCOMPGRANT98					#REF!
1406PHAWIDE		\$329,626.10	\$329,626.10	\$329,626.10	\$0.00
1408PHAWIDE		\$621,171.00	\$534,466.65	\$534,466.65	\$0.00
1410PHAWIDE		\$304,626.10	\$298,956.54	\$296,473.05	\$2,483.49
1430PHAWIDE		\$1,035,000.00	\$134,979.95	\$134,979.95	\$0.00
1470PHAWIDE		\$15,000.00	\$2,785.00	\$2,785.00	\$0.00
1475PHAWIDE		\$86,496.00	\$23,319.25	\$23,319.25	\$0.00
1410CHATHAM		\$0.00	\$0.00	\$0.00	\$0.00
1470CHATHAM		#REF!	#REF!	#REF!	#REF!
1410WMPENN		#REF!	#REF!	#REF!	#REF!
1430WMPENN		#REF!	#REF!	#REF!	#REF!
1450.WMPENN		\$0.00	\$0.00	\$0.00	\$0.00
1460WMPENN		\$0.00	\$0.00	\$0.00	\$0.00
1495WMPENN		\$125,000.00	\$0.00	\$0.00	\$0.00
1450TOWERS		#REF!	#REF!	#REF!	#REF!
1460TOWERS		\$462,000.00	\$12,036.00	\$4,090.00	\$7,946.00
1460MCCAFFERY		\$40,000.00	\$0.00	\$0.00	\$0.00
1495.1MCCAFFERY		\$12,100.00	\$0.00	\$0.00	\$0.00
1470ADMINBLDG		#REF!	#REF!	#REF!	#REF!
1460BENNETT		\$34,750.00	\$0.00	\$0.00	\$0.00
Totals		#REF!	#REF!	#REF!	#REF!
(Over)/UnderBudget				#REF!	
Percentageofbudgetexpendedtodate				#REF!	
Percentageofbudgetobligatedtodate			#REF!		
Amountofbudgetnotobligated		/(over)budgetedamount		#REF!	

PROOF: \$0.00 BUDGETAMOUNT
PROOF: #REF! OBLIGATEDAMT
PROOF: #REF! (OVER)/UNDEROBL
PROOF: #REF! (OVER)/UNDERBUD

Annual Statement\Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY				Comprehensive Grant Number: PA26-P00750101		FFY of Grant Approval: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters\Emergencies <input type="checkbox"/> Revised Annual Statement\Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending_12/31/01							
<input type="checkbox"/> Final Performance and Evaluation Report							
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost		
			Original	Revised1	Obligated		
1	Total Non-CGPF Funds		\$0.00	\$0.00	\$0.00	\$0.00	
2	1406	Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408	Management Improvements Soft Costs	\$277,733.40	\$0.00	\$24,809.56	\$24,809.56	
		Management Improvements Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410	Administration	\$138,866.70	\$0.00	\$128,691.88	\$128,691.88	
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430	Architectural & Engineering Fees	\$865,606.40	\$0.00	\$3,476.12	\$3,476.12	
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450	Site Improvement	\$86,460.50	\$0.00	\$0.00	\$0.00	
10	1460	Dwelling Structures	\$10,000.00	\$0.00	\$0.00	\$0.00	
11	1465.1	Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470	Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475	Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485	Demolition	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492	Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1	Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499	Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	
19	1502	Contingency (may not exceed 8% of line 19)	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Amount of Annual Grant (Sum of lines 2-18)		\$1,388,667.00	\$0.00	\$156,977.56	\$156,977.56	
	Amount of line 19 Related to LBP Activities		\$0.00				
	Amount of line 19 Related to Section 504 Compliance		\$0.00				
	Amount of line 19 Related to Security		\$277,733.40	\$0.00	\$24,809.56	\$24,809.56	
	Amount of line 19 Related to Energy Conservation Measures		\$0.00				
Signature of Executive Director and Date:				Signature of Public Housing Director\Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837(10/96)
 ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised	Funds Obligated	Funds Expended	
HA Wide	Security	1408		\$277,733.40	\$0.00	\$24,809.56	\$24,809.56	
	SubTotal=	1408		\$277,733.40	\$0.00	\$24,809.56	\$24,809.56	
	1410 Administration							
HA Wide	Modernization Staff (Salary & Fringe)	1410		\$138,866.70	\$0.00	\$128,691.88	\$128,691.88	
	SubTotal=	1410		\$138,866.70	\$0.00	\$128,691.88	\$128,691.88	
	1430 Architectural & Engineering Fees							
HA Wide	Receivers Fees	1430		\$704,606.40	\$0.00	\$3,476.12	\$3,476.12	
	Indefinite Quantity A & E Services	1430		\$125,000.00	\$0.00	\$0.00	\$0.00	
	Financial Consultants	1430		\$36,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1430		\$865,606.40	\$0.00	\$3,476.12	\$3,476.12	
1450 Site Improvement								
Bennett	Phase III - Stormwater Drainage	1450		\$86,460.50	\$0.00	\$0.00	\$0.00	
PA7-11	SubTotal=	1450		\$86,460.50	\$0.00	\$0.00	\$0.00	
	1475 Non-Dwelling Equipment							
Chester Towers PA7-6	Kitchen Appliances/Cabinets	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1475		\$10,000.00	\$0.00	\$0.00	\$0.00	
1502 Contingency								
HA Wide	Contingency	1502		\$10,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1502		\$10,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director / Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Annual Statement\Performance and Evaluation Report
Comprehensive Grant Program(C **Part III: Implementation Schedule**

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates2
	Original	Revised1	Actual2	Original	Revised1	Actual2	
1408 Management Improvements							
HA Wide	3/31/2003			9/30/2004			
1410 Administration							
HA Wide	12/31/2002			3/31/2003			
1430 Architectural & Engineering Fees							
HA Wide	12/31/2002			3/31/2003			
1450 Site Improvement							
Bennett	9/30/2002			9/30/2003			
1460 Dwelling Structures							
HA Wide	3/31/2002			9/30/2003			
1502 Contingency							
HA Wide	3/31/2002			9/30/2003			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

HAWIDE

1406 Operations		LineItemBudgetAmount \$329,626.10			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under Amount Obligated
GeneralOperations		\$329,626.10	\$329,626.10	\$329,626.10	\$0.00
NormanWindows			\$ 8,400.00	\$ 8,400.00	\$0.00
EvergreenLandscaping			\$ 148,595.00	\$ 148,595.00	\$0.00
TBHEnvironmental			\$ 41,641.15	\$ 41,641.15	\$0.00
WescottElectric			\$ 16,365.00	\$ 16,365.00	\$0.00
WattsCleaning			\$ 4,350.00	\$ 4,350.00	\$0.00
HARIE			\$ 64,072.45	\$ 64,072.45	\$0.00
J&KTrashRemoval			\$ 46,862.50	\$ 46,862.50	\$0.00
shortfallindraw			\$ (660.00)	\$ (660.00)	\$0.00
					\$0.00
					\$0.00
Totals		\$329,626.10	\$ 329,626.10	\$ 329,626.10	\$0.00
(Over)/UnderBudget				\$0.00	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			100.00%		
Amountofbudgetforthislineitemnotobligated			\$0.00		
/(over)budgetedamt					

1408 ManagementImprovement		LineItemBudgetAmount \$621,171.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under Amount Obligated
Security		\$534,466.65	\$534,466.65	\$534,466.65	\$0.00
Salary&Fringe					\$0.00
12/8/00Salary&Fringe			\$30,733.42	\$30,733.42	\$0.00
12/22/00Salary&Fringe			\$29,610.33	\$29,610.33	\$0.00
ReclassJul&Aug2000Salary&Fringe			\$41,446.14	\$41,446.14	\$0.00
ReclassSep-Nov2,2000Salary&Fringe			\$248,114.65	\$248,114.65	\$0.00
1/5/01Salary&Fringe			\$31,980.93	\$31,980.93	\$0.00
1/19/01Salary&Fringe			\$35,502.82	\$35,502.82	\$0.00
2/02/01Salary&Fringe			\$26,682.31	\$26,682.31	\$0.00
2/16/01Salary&Fringe			\$27,731.60	\$27,731.60	\$0.00
3/02/01Salary&Fringe			\$29,037.27	\$29,037.27	\$0.00
3/16/01Salary&Fringe			\$28,227.30	\$28,227.30	\$0.00
3/30/01Salary&Fringe			\$26,874.71	\$26,874.71	\$0.00
4/12/01Salary&Fringe			\$25,520.15	\$25,520.15	\$0.00
4/21/01Salary&Fringe			\$27,042.02	\$27,042.02	\$0.00
5/11/01Salary&Fringe			\$26,009.88	\$26,009.88	\$0.00
5/25/01Salary&Fringe			\$25,530.28	\$25,530.28	\$0.00
6/08/01Salary&Fringe			\$35,839.79	\$35,839.79	\$0.00
6/22/01Salary&Fringe			\$26,123.33	\$26,123.33	\$0.00
					\$0.00
					\$0.00
PoliceSalaryReclass			(\$32,097.28)	(\$32,097.28)	\$0.00
ReplacementcheckHThomas			\$264.27	\$264.27	\$0.00
CareersUSA			\$19,362.00	\$19,362.00	\$0.00
					\$0.00
PoliceSalaryReclass			(\$175,069.27)	(\$175,069.27)	\$0.00
					\$0.00
Res.ServicesStaff(Salary&Fringe)		\$25,000.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
Training		\$9,562.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
ComputerHardware&Software		\$52,142.35	\$15,395.00	\$0.00	\$15,395.00
EmphasisSoftware			\$15,395.00		\$0.00
					\$0.00
					\$0.00
Totals		\$621,171.00	\$534,466.65	\$534,466.65	\$0.00
(Over)/UnderBudget				\$86,704.35	
Percentageoftotalbudget				#REF!	
Percentageofbudgetforthislineitemobligated			86.04%		
Amountofbudgetforthislineitemnotobligated			\$86,704.35		
/(over)budgetedamt					

HAWIDE

1410 Administration		LineItemBudgetAmount \$329,626.10			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
ModStaff&Support(Salary&Fringe)		\$290,626.10	\$327,511.48	\$327,511.48	\$0.00
ReclassJul-Aug2000Salary&Fringe			\$24,296.22	\$24,296.22	\$0.00
ReclassSep-Nov2,2000Salary&Fringe			\$82,661.03	\$82,661.03	\$0.00
1/5/01Salary&Fringe			\$12,245.85	\$12,245.85	\$0.00
1/19/01Salary&Fringe			\$12,531.63	\$12,531.63	\$0.00
2/02/01Salary&Fringe			\$12,527.63	\$12,527.63	\$0.00
2/16/01Salary&Fringe			\$13,129.30	\$13,129.30	\$0.00
3/02/01Salary&Fringe			\$13,176.35	\$13,176.35	\$0.00
3/16/01Salary&Fringe			\$12,943.69	\$12,943.69	\$0.00
3/30/01Salary&Fringe			\$12,962.42	\$12,962.42	\$0.00
4/12/01Salary&Fringe			\$13,152.63	\$13,152.63	\$0.00
4/21/01Salary&Fringe			\$12,964.29	\$12,964.29	\$0.00
5/11/01Salary&Fringe			\$12,638.53	\$12,638.53	\$0.00
5/25/01Salary&Fringe			\$13,087.72	\$13,087.72	\$0.00
6/08/01Salary&Fringe			\$12,478.04	\$12,478.04	\$0.00
6/22/01Salary&Fringe			\$12,850.31	\$12,850.31	\$0.00
Accruedwages			\$9,811.03	\$9,811.03	
JulyPayroll&Fringe			\$7,541.88	\$7,541.88	
AugustPayroll&Fringe			\$19,952.20	\$19,952.20	
SeptemberPayroll&Fringe			\$16,711.41	\$16,711.41	
					\$0.00
6/30/01AJEtoconcile			(\$150.68)	(\$150.68)	\$0.00
					\$0.00
					\$0.00
ModernizationLegalCost		\$25,000.00	\$52,471.04	\$51,004.10	\$1,466.94
ReclassModlegalcosts			\$46,974.54	\$46,974.54	\$0.00
Caplan&Luber			\$5,496.50	\$4,029.56	\$1,466.94
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Printing,RFP,&Bids		\$14,000.00	\$6,989.04	\$5,846.95	\$1,142.09
Ridgeways			\$3,000.00	\$1,857.91	\$1,142.09
Dunn&Bradstreet			\$210.00	\$210.00	\$0.00
PhilaTribune			\$1,122.74	\$1,122.74	\$0.00
PhilaNewspapers			\$2,656.30	\$2,656.30	\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
1410 Totals		\$329,626.10	\$386,971.56	\$384,362.53	\$2,609.03
	(Over)/UnderBudget			(\$54,736.43)	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		117.40%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	(\$57,345.46)	

1430 Architectural&EngineeringFees		LineItemBudgetAmount \$ 912,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
ConsultingFees			\$383,715.77	\$380,515.77	\$3,200.00
Receiver'sFees		\$780,000.00			\$0.00
ReceiverFee			\$374,803.20	\$374,803.20	\$0.00
OutofPocket			\$5,712.57	\$5,712.57	\$0.00
					\$0.00
					\$0.00
IQCFforA&EFees		\$75,000.00			\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00

					\$0.00
					\$0.00
					\$0.00
					\$0.00
	GrantApplicationServices	\$45,000.00	\$3,200.00		\$3,200.00
					\$0.00
					\$0.00
					\$0.00
	BidDocumentPreparation	\$12,000.00			\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
1430	Totals	\$912,000.00	\$383,715.77	\$380,515.77	\$3,200.00
	(Over)/UnderBudget			\$531,484.23	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		42.07%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$528,284.23	

1450	SiteImprovement	LineItemBudgetAmount			
		\$20,000.00			
		Expenditures			
		BudgetAmount	ObligatedAmount	Expended	(Over)/UnderAmountObligated
	Landscaping/Finegrading/Seeding	\$5,000.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
	SiteSignage	\$15,000.00	\$2,785.00	\$2,785.00	\$0.00
			\$2,785.00	\$2,785.00	\$0.00
1450	Totals	\$20,000.00	\$2,785.00	\$2,785.00	\$0.00
	(Over)/UnderBudget			\$17,215.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		13.93%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$17,215.00	

1475	Non-DwellingEquipment-	LineItemBudgetAmount			
		\$86,496.00			
		Expenditures			
		BudgetAmount	ObligatedAmount	Expended	(Over)/UnderAmountObligated
	Non-DwellingEquipment-AutomotiveEquipment	\$60,000.00	\$0.00	\$0.00	\$0.00
			\$0.00	\$0.00	\$0.00
	OfficeFurniture	\$2,500.00			\$0.00
					\$0.00
					\$0.00
	ComputerHardware	\$23,996.00	\$19,174.73	\$1,924.73	\$17,250.00
					\$0.00
					\$0.00
					\$0.00
1475	Totals	\$86,496.00	\$19,174.73	\$1,924.73	\$17,250.00
	(Over)/UnderBudget			\$84,571.27	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		22.17%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$67,321.27	

1502	Contingency	LineItemBudgetAmount			
		\$19,163.48			
		Expenditures			
		BudgetAmount	ObligatedAmount	Expended	(Over)/UnderAmountObligated
	Contingency	\$19,163.48	\$0.00	\$0.00	\$0.00
				\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1502	Totals	\$19,163.48	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$19,163.48	

	Percentageoftotalbudget		#REF!
	Percentageofbudgetforthislineitemobligated	0.00%	
	Amountofbudgetforthislineitemnotobligated	/(over)budgetedamt	\$19,163.48

WilliamPenn

1440	SiteAcquisition	LineItemBudgetAmount		\$2,000.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	PropertyPurchase	\$2,000.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1440	Totals	\$2,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$2,000.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$2,000.00	

WmPenn

1450	SiteImprovements	LineItemBudgetAmount		\$20,000.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	SiteImprovements	\$20,000.00	\$0.00	\$0.00	\$0.00
	SiteBituminousPaving&Drainage	\$15,000.00	\$0.00		\$0.00
	SiteFencing&Landscaping	\$5,000.00	\$0.00		\$0.00
					\$0.00
1450	Totals	\$20,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$20,000.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$20,000.00	

WmPenn

1470	Non-DwellingStructures	LineItemBudgetAmount		\$30,743.12	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	DwellingStructures	\$30,743.12	\$0.00	\$0.00	\$0.00
	CommunityCenterBasementDrainage&SumpPump	\$20,743.12	\$0.00	\$0.00	\$0.00
	RenovateMaintenanceShop	\$10,000.00	\$0.00	\$0.00	\$0.00
1470	Totals	\$30,743.12	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$30,743.12	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$30,743.12	

WmPenn

1498	ModUsedforDevelopment	LineItemBudgetAmount		\$810.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	C&CSettlement	\$125,000.00	\$0.00	\$0.00	\$0.00
	MountbattenSurety		\$125,000.00	\$125,000.00	\$0.00

	Reclassified		(\$125,000.00)	(\$125,000.00)	\$0.00
					\$0.00
1498	Totals	\$125,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$810.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$125,000.00	

Chester Towers I&II

1460	DwellingStructures	LineItemBudgetAmount \$462,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	DwellingStructures	\$462,000.00	\$0.00	\$0.00	\$0.00
	AutomaticFireSprinklerSystem	\$296,000.00	\$0.00		\$0.00
	KitchenAppliances	\$9,000.00	\$0.00		\$0.00
	CCTVSecuritySystem	\$32,200.00	\$0.00		\$0.00
	ClassAFireAlarmSystem	\$124,800.00	\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
1460	Totals	\$462,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$462,000.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$462,000.00	

ScatteredSites

1485	Demolition	LineItemBudgetAmount \$30,000.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	Demolition	\$30,000.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
1485	Totals	\$30,000.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$30,000.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$30,000.00	

Bennett

1450	SiteImprovement	LineItemBudgetAmount \$12,100.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/Under AmountObligated
	SiteFencing	\$12,100.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
					\$0.00
					\$0.00
1450	Totals	\$12,100.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$12,100.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$12,100.00	

BennettHomes

1460	DwellingStructures	LineItemBudgetAmount			
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				\$34,750.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	CapCanopyFascia&Eaves	\$34,750.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
1460	Totals	\$34,750.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$34,750.00	
	Percentageoftotalbudget			#REF!	
	Percentageofbudgetforthislineitemobligated		0.00%		
	Amountofbudgetforthislineitemnotobligated		\$34,750.00		
	//(over)budgetedamt				

Wellington

1498	ModUsedforDevelopment	LineItemBudgetAmount		
		\$250,000.00		
		BudgetAmount	ObligatedAmount	Expended
	OffSiteAcquisition	\$250,000.00	\$0.00	\$0.00
				\$0.00
				\$0.00
1498	Totals	\$250,000.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$250,000.00
	Percentageoftotalbudget			#REF!
	Percentageofbudgetforthislineitemobligated		0.00%	
	Amountofbudgetforthislineitemnotobligated	(over)/budgetedamt	\$250,000.00	

SUMMARY

TOTALCOMPGRANT98		TotalBudgetAmount #REF!			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)UnderAmountObligated
TOTALCOMPGRANT98		#REF!			
1406PHAWIDE		\$329,626.10	\$329,626.10	\$329,626.10	\$0.00
1408PHAWIDE		\$621,171.00	\$534,466.65	\$534,466.65	\$0.00
1410PHAWIDE		\$329,626.10	\$386,971.56	\$384,362.53	\$2,609.03
1430PHAWIDE		\$912,000.00	\$383,715.77	\$380,515.77	\$3,200.00
1470PHAWIDE		\$20,000.00	\$2,785.00	\$2,785.00	\$0.00
1475PHAWIDE		\$86,496.00	\$19,174.73	\$1,924.73	\$17,250.00
1410CHATHAM		\$0.00	\$0.00	\$0.00	\$0.00
1470CHATHAM		#REF!	#REF!	#REF!	#REF!
1410WMPENN		#REF!	#REF!	#REF!	#REF!
1430WMPENN		#REF!	#REF!	#REF!	#REF!
1450.WMPENN		\$20,000.00	\$0.00	\$0.00	\$0.00
1460WMPENN		\$30,743.12	\$0.00	\$0.00	\$0.00
1495WMPENN		\$125,000.00	\$0.00	\$0.00	\$0.00
1450TOWERS		#REF!	#REF!	#REF!	#REF!
1460TOWERS		\$462,000.00	\$0.00	\$0.00	\$0.00
1460MCAFFERY		\$30,000.00	\$0.00	\$0.00	\$0.00
1495.1MCAFFERY		\$12,100.00	\$0.00	\$0.00	\$0.00
1470ADMINBLDG		#REF!	#REF!	#REF!	#REF!
1460BENNETT		\$34,750.00	\$0.00	\$0.00	\$0.00
Totals					
		#REF!	#REF!	#REF!	#REF!
(Over)UnderBudget				#REF!	
Percentageofbudgetexpendedtoday				#REF!	
Percentageofbudgetobligatedtoday			#REF!		
Amountofbudgetnotobligated / (over) budgeted amount			#REF!		

PROOF:	\$0.00	BUDGETAMOUNT
PROOF:	#REF!	OBLIGATEDAMT
PROOF:	#REF!	(OVER)/UNDEROBL
PROOF:	#REF!	(OVER)/UNDERBUD

Annual Statement of Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

U.S. Department of Housing
and Urban Development

Office of Public and Indian Housing
 HUD Approval No. 2577-0157 (exp. 7/31/98)

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26P00770798		FFY of Grant Approval: 1998	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number 3 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 2	Obligated	Expended
1	Total Non-CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$991,902.00	\$1,001,901.80	\$1,001,901.80	\$1,001,901.80
4	1410	Administration	\$385,000.00	\$500,950.00	\$500,950.00	\$500,950.00
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Architectural & Engineering Fees	\$2,206,376.00	\$1,771,745.33	\$1,771,745.33	\$1,771,745.33
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$93,624.00	\$133,353.09	\$133,353.09	\$133,353.09
10	1460	Dwelling Structures	\$660,607.00	\$6,219.83	\$6,219.83	\$6,219.83
11	1465.1	Dwelling Equipment - Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470	Non dwelling Structures	\$657,000.00	\$0.00	\$0.00	\$0.00
13	1475	Non dwelling Equipment	\$0.00	\$391.55	\$391.55	\$391.55
14	1485	Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1	Relocation Costs	\$15,000.00	\$1,450.00	\$1,450.00	\$1,450.00
17	1498	Mod Used for Development	\$0.00	\$1,593,497.40	\$1,593,497.40	\$1,593,497.40
18	1502	Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)		\$5,009,509.00	\$5,009,509.00	\$5,009,509.00	\$5,009,509.00
20	Amount of line 19 Related to LBP Activities		\$0.00			
21	Amount of line 19 Related to Section 504 Compliance		\$0.00			
22	Amount of line 19 Related to Security		\$677,516.00	\$879,489.95	\$879,489.95	\$876,871.96
23	Amount of line 19 Related to Energy Conservation Measures		\$0.00			
Signature of Executive Director and Date			Signature of Public Housing Director \ Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1406 Operations								
HAWide	General Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1406		\$0.00	\$0.00	\$0.00	\$0.00	
1408 Management Improvements								
HAWide	Computer Hardware & Software	1408		\$30,000.00	\$6,542.31	\$6,542.31	\$6,542.31	
	Staff Training	1408		\$20,000.00	\$8,911.40	\$8,911.40	\$8,911.40	
	Security (Public Safety)	1408		\$677,516.00	\$876,871.96	\$876,871.96	\$876,871.96	
	Grant Writer	1408		\$45,000.00	\$21,030.77	\$21,030.77	\$21,030.77	
	Resident Initiative Coord. (Salaries & Fringe)	1408		\$57,260.00	\$14,431.42	\$14,431.42	\$14,431.42	
	Section 3 Coordinator	1408		\$15,000.00	\$0.00	\$0.00	\$0.00	
	One Stop Shop	1408		\$18,900.00	\$19,221.96	\$19,221.96	\$19,221.96	
	Resident Business & Econ. Develop	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Computer Training	1408		\$23,226.00	\$13,636.22	\$13,636.22	\$13,636.22	
	Resident Janitorial/Maint. Training	1408		\$40,000.00	\$13,196.52	\$13,196.52	\$13,196.52	
	Community Business Manager	1408		\$40,000.00	\$28,059.24	\$28,059.24	\$28,059.24	
	SubTotal=	1408		\$991,902.00	\$1,001,901.80	\$1,001,901.80	\$1,001,901.80	
1410 Administration								
HAWide	Modernization Staff (Salary & Fringe)	1410		\$265,000.00	\$262,318.59	\$262,318.59	\$262,318.59	
	Modernization Legal Costs	1410		\$95,000.00	\$234,018.20	\$234,018.20	\$234,018.20	
	Transport., Printing, RFP, Bids	1410		\$25,000.00	\$4,613.21	\$4,613.21	\$4,613.21	
	SubTotal=	1410		\$385,000.00	\$500,950.00	\$500,950.00	\$500,950.00	
1430 Architectural & Engineering Fees								
HAWide	Receivers Fees	1430		\$800,000.00	\$1,645,171.34	\$1,645,171.34	\$1,645,171.34	
	HRH Construction Mgt. Fees	1430		\$1,106,376.00	\$0.00	\$0.00	\$0.00	
	A/E Fee- Site Improvements (RLB)	1430		\$150,000.00	\$0.00	\$0.00	\$0.00	
	A/E fee- Interior Improvements (CT)	1430		\$150,000.00	\$0.00	\$0.00	\$0.00	
	Architectural fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Legal fees	1430		\$0.00	\$74,136.04	\$74,136.04	\$74,136.04	
	Environmental Consultants	1430		\$0.00	\$12,460.00	\$12,460.00	\$12,460.00	
	Capital Project Management (to 1498)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	Financial consultants	1430		\$0.00	\$32,944.75	\$32,944.75	\$32,944.75	
SubTotal=	1430		\$2,206,376.00	\$1,764,712.13	\$1,764,712.13	\$1,764,712.13		
1470 Chester Housing Maintenance warehouse								
HAWide	Security System	1470	1 Bldg	\$30,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1470		\$30,000.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Development Number\Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost Original	Revised2	TotalActualCost Funds Obligated2Funds Expended2		StatusofProposedWork2
1475NondwellingEquipment								
HAWide	OfficeFurniture&Equipment	1475		\$0.00	\$391.55	\$391.55	\$391.55	
	SubTotal=	1475		\$0.00	\$391.55	\$391.55	\$391.55	
1498ModusedforDevelopment								
HAWide	ModUsedforDevelopment	1498		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1498		\$0.00	\$0.00	\$0.00	\$0.00	
HAWIDETOTALS					\$3,613,278.00	\$3,267,955.48	\$3,267,955.48	\$3,267,955.48
1470Non-DwellingConstruction								
Chatham Estates PA7-1	NewConstructionofComm.Center	1470	1Bldg.	\$500,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1470		\$500,000.00	\$0.00	\$0.00	\$0.00	
1498ModusedforDevelopment								
Chatham Estates PA7-1	NewConstructionofSeniorVillage	1498	1Bldg.	\$0.00	\$403,217.44	\$403,217.44	\$403,217.44	
	ProgramManagement(Abt)	1498		\$0.00	\$80,024.40	\$80,024.40	\$80,024.40	
	Architectural/EnginFees(DCI)	1498		\$0.00	\$210,374.20	\$210,374.20	\$210,374.20	
	Demolition	1498		\$0.00	\$290,616.45	\$290,616.45	\$290,616.45	
	SubTotal=	1498		\$0.00	\$984,232.49	\$984,232.49	\$984,232.49	
ChathamEstatesPA7-1TOTALS					\$500,000.00	\$984,232.49	\$984,232.49	\$984,232.49
1450SiteImprovements								
William Penn PA7-10	Telephonewiring	1450	160units	\$0.00	\$14,353.09	\$14,353.09	\$14,353.09	
	SubTotal=	1450		\$0.00	\$14,353.09	\$14,353.09	\$14,353.09	
1460DwellingConstruction								
William Penn PA7-10	InteriorPainting	1460	4Units	\$0.00	\$6,219.83	\$6,219.83	\$6,219.83	
	SubTotal=	1460		\$0.00	\$6,219.83	\$6,219.83	\$6,219.83	
1495Relocation								
William Penn PA7-10	Relocation	1495	1Bldg.	\$0.00	\$810.00	\$810.00	\$810.00	
	SubTotal=	1495		\$0.00	\$810.00	\$810.00	\$810.00	
1498ModUsedforDevelopment								
William Penn PA7-10	ModusedforDevelopment	1498		\$0.00	\$65,996.48	\$65,996.48	\$65,996.48	
	SubTotal=	1498		\$0.00	\$65,996.48	\$65,996.48	\$65,996.48	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector\OfficeofNativeAmericanProgramsAdministrator&Date:				

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport

formHUD-52837(10/96)

refHandbook7485.3

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
William Penn PA7-10 TOTALS				\$0.00	\$87,379.40	\$87,379.40	\$87,379.40	
1430 Fees & Costs								
Chester Towers I & II	Arch/Engin Fees (RVE)	1430		\$0.00	\$7,033.20	\$7,033.20	\$7,033.20	
	SubTotal=	1430		\$0.00	\$7,033.20	\$7,033.20	\$7,033.20	
1450 Site Improvements								
Chester Towers I & II PA7-6	Exterior Lighting	1450		\$63,624.00	\$0.00	\$0.00	\$0.00	
	Walks/Steps/Rails	1450		\$30,000.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1450		\$93,624.00	\$0.00	\$0.00	\$0.00	
1460 Dwelling Construction								
Chester Towers I & II PA7-6	Fire Sprinkler System Upgrade			\$660,607.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1460		\$660,607.00	\$0.00	\$0.00	\$0.00	
Chester Towers I & II PA7-6 TOTALS				\$754,231.00	\$7,033.20	\$7,033.20	\$7,033.20	
1460 Dwelling Structures								
McCaffery Village PA7-3	Two additional units-RHF	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1460		\$0.00	\$0.00	\$0.00	\$0.00	
1495.1 Relocation								
McCaffery Village PA7-3	Relocation of Residents	1495.1	1 unit	\$15,000.00	\$640.00	\$640.00	\$640.00	
	SubTotal=	1495.1		\$15,000.00	\$640.00	\$640.00	\$640.00	
1498 Mod Used for Development								
McCaffery Village PA7-3	Mod Used for Development	1498		\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	
	SubTotal=	1498		\$0.00	\$4,000.00	\$4,000.00	\$4,000.00	
McCaffery Village PA7-3 Totals				\$15,000.00	\$4,640.00	\$4,640.00	\$4,640.00	
1430 Fees & Costs								
Ruth Bennett PA7-11	Arch/Engin Fees (RVE)	1430		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1430		\$0.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

Development NumberName HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork2
				Original	Revised2	Funds Obligated2	Funds Expended2	
1450SiteImprovement								
Ruth Bennett	Tieintocitystormsewers	1450	Sitewide	\$0.00	\$0.00	\$0.00	\$0.00	
	Landscaping&Drainageimprovements	1450	Sitewide	\$0.00	\$119,000.00	\$119,000.00	\$119,000.00	
PA7-11		1450		\$0.00	\$119,000.00	\$119,000.00	\$119,000.00	
1460DwellingConstruction								
RuthL. Bennett PA7-11	Weatherproofingdoors(260doors)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Sidewalkinstallation	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Windowsashes	1460	269	\$0.00	\$0.00	\$0.00	\$0.00	
	Soilremoval	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Kitchenwalls	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Concrete-rearporches	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Drywall	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Tileflooring,treads,risers	1460	269	\$0.00	\$0.00	\$0.00	\$0.00	
	Glass,stormdoorrepair&clean-up	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	LegalSettlement(Stong)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Allmovedto1498							
	SubTotal=	1460		\$0.00	\$0.00	\$0.00	\$0.00	
1498ModUsedforDevelopment								
RuthL.	ModusedforDevelopment	1498		\$0.00	\$539,268.43	\$539,268.43	\$539,268.43	
Bennett	LegalSettlement(Stong)	1498		\$0.00	\$0.00	\$0.00	\$0.00	
PA7-11	SubTotal=	1498		\$0.00	\$539,268.43	\$539,268.43	\$539,268.43	
RuthL.BennettPA7-11Totals				\$0.00	\$658,268.43	\$658,268.43	\$658,268.43	
1470Non-DwellingConstruction								
Administration Bldg.	HVACSystemUpgrade	1470	1Bldg	\$84,000.00	\$0.00	\$0.00	\$0.00	
	WindowRepair&Replacement	1470	1Bldg	\$43,000.00	\$0.00	\$0.00	\$0.00	
		1470		\$127,000.00	\$0.00	\$0.00	\$0.00	
AdministrationBuildingTotals				\$127,000.00	\$0.00	\$0.00	\$0.00	
SignatureofExecutiveDirectorandDate			SignatureofPublicHousingDirector\OfficeofNativeAmericanProgramsAdministrator&Date:					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
ref Handbook 7485.3

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 Operations							
HA Wide	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1408 Management Improvements							
HA Wide	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1430 Architectural & Engineering Fees							
HA Wide	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1470 Nondwelling Construction							
HA Wide	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1475 Nondwelling Equipment							
HA Wide	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1470 Chatham-Non Dwelling Structure							
PA7-1	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1498 Chatham-Mod used for Development							
PA7-1	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1450 Wm Penn-Site Improvements							
PA7-10	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1460 Wm Penn-Dwelling Structures							
PA7-10	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1495 Wm Penn-Relocation							
PA7-10	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1498 Wm Penn-Mod Used for Development							
PA7-10	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1460 McCaffery Village-Dwelling Structures							
PA7-3	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1495 McCaffery-Relocation							
PA7-3	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1498 McCaffery-Mod Used for Development							
PA7-3	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1430 Bennett-Fees & Costs							
PA7-11	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1450 Bennett-Site Improvements							
PA7-11	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1460 Bennett-Dwelling Structures							
PA7-11	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1498 Bennett-Mod Used for Development							
PA7-11	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1430 Fees & Costs-Chester Towers							
PA7-6	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1450 Site Improvements-Chester Towers							
PA7-6	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1460 Dwelling construction-Chester Towers							
PA7-6	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
1470 Non-Dwelling Construction							
Admin Bldg	3/31/2000	3/31/2000		9/30/2001	9/30/2001		
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report

HAWIDE

1406 Operations		LineItemBudgetAmount			
		\$0.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
GeneralOperations		\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
Totals		\$0.00	\$0.00	\$0.00	\$0.00
(Over)/UnderBudget				\$0.00	
Percentageoftotalbudget				0.00%	
Percentageofbudgetforthislineitemobligated			#DIV/0!		
Amountofbudgetforthislineitemnotobligated			/(over)budgetedamt	\$0.00	

1408 ManagementImprovement		LineItemBudgetAmount			
		\$1,001,901.80			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
Network(Hardware&Software)		\$6,542.31	\$6,542.31	\$6,542.31	\$0.00
GlobalComputer			\$565.62	\$565.62	\$0.00
MicronElectronics			\$4,020.30	\$4,020.30	\$0.00
TigerDirect			\$573.43	\$573.43	\$0.00
MicroWarehouse			\$553.96	\$553.96	\$0.00
AmericanAppliance			\$829.00	\$829.00	\$0.00
StaffTraining		\$8,911.40	\$8,911.40	\$8,911.40	\$0.00
AirportMarriottHotel(B.Morton)			\$308.58	\$308.58	\$0.00
AirportMarriottHotel(B.Morton)-voidcheck			(\$308.58)	(\$308.58)	\$0.00
AmericanExpress			\$202.97	\$202.97	\$0.00
BorrellTechnology,Inc.(B.Morton)			\$595.00	\$595.00	\$0.00
PerDiem2/24-2/26(B.Morton)			\$135.00	\$135.00	\$0.00
Heller,Blosky&Dabagian			\$5,670.00	\$5,670.00	\$0.00
Heller,Blosky&Dabagian,journalentrytoreclass,s/b1430			(\$5,670.00)	(\$5,670.00)	\$0.00
Receiver'sfees			\$63,440.00	\$63,440.00	\$0.00
Receiver'sfees,journalentrytoreclass,s/b1430			(\$63,440.00)	(\$63,440.00)	\$0.00
ReclassTeamBuilding			\$3,500.00	\$3,500.00	\$0.00
ReclassPHAS-Butler,Petkac&Jester			\$1,205.92	\$1,205.92	\$0.00
EnvironmentalResource-AsbestosTraining			\$3,000.00	\$3,000.00	\$0.00
SteveLalli			\$272.51	\$272.51	\$0.00
		Page1of13			\$0.00
Security		\$876,871.96	\$876,871.96	\$876,871.96	\$0.00

	OlsenStaffingSvc.(RodneyComegy)		\$15,648.67	\$15,648.67	\$0.00
	Salary&Fringe		\$836,106.40	\$836,106.40	\$0.00
	CareersUSA		\$13,935.99	\$13,935.99	\$0.00
	MamieAlexander-Payroll		\$0.00	\$0.00	\$0.00
	HeleneWroten-Payroll		\$192.55	\$192.55	\$0.00
	M.Wolk-Payroll		\$10,988.35	\$10,988.35	\$0.00
	GrantWriter	\$21,030.77	\$21,030.77	\$21,030.77	\$0.00
			\$21,030.77	\$21,030.77	\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	Res.InitiativeCord.(Salary&Fringe)	\$14,431.42	\$14,431.42	\$14,431.42	\$0.00
	GwendolynTolbert		\$14,431.42	\$14,431.42	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
	Section3Coordinator	\$0.00	\$0.00	\$0.00	\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
	OneStopShop	\$19,221.96	\$19,221.96	\$19,221.96	\$0.00
	OtheaMaisonet		\$2,434.37	\$2,434.37	\$0.00
	MargaretKnox		\$36.85	\$36.85	\$0.00
	HelenThomas		\$36.85	\$36.85	
	DebMontgomery		\$2,160.38	\$2,160.38	
	MichaelWolkPR		\$3,565.16	\$3,565.16	
	MichaelWolkJE3/30/99		\$10,988.35	\$10,988.35	\$0.00
			\$0.00	\$0.00	\$0.00
	ResidentBusiness&EconomicDev.	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
	ComputerTrainer	\$13,636.22	\$13,636.22	\$13,636.22	\$0.00
	MemoryLaneSystems		\$13,636.22	\$13,636.22	\$0.00
			\$0.00		\$0.00
	ResidentJanitorial/Maintenance	\$13,196.52	\$13,196.52	\$13,196.52	\$0.00
	TylerMumford		\$13,196.52	\$13,196.52	\$0.00
			\$0.00		\$0.00
	CommunityBusinessManager	\$28,059.24	\$28,059.24	\$28,059.24	\$0.00
	EntrepreneurialTrainingProgram		\$0.00		\$0.00
	FredSclossman		\$28,059.24	\$28,059.24	\$0.00
1408	Totals	\$1,001,901.80	\$1,001,901.80	\$1,001,901.80	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			25.04%	
	Percentageofbudgetforthislineitemobligated		100.00%		
	Amountofbudgetforthislineitemnotobligated			\$0.00	

HAWIDE

1410 Administration		LineItemBudgetAmount \$500,950.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	ModStaff&Support(Salary&Fringe)	\$262,318.59	\$262,318.59	\$262,318.59	\$0.00
	ModernizationLegalCost	\$234,018.20	\$234,018.20	\$234,018.20	\$0.00
	CapitalProjectManagement		\$14,917.29	\$11,889.50	\$3,027.79
	AONRiskServices		\$3,829.00	\$3,829.00	\$0.00
	Accountemps		\$4,365.54	\$4,365.54	\$0.00
	OlsternStaffing		\$0.00	\$2,072.32	(\$2,072.32)
	OlsternStaffing,journalentry,s/b1408		\$0.00	(\$2,072.32)	\$2,072.32
	Hamilton,Rabinovitz&Alschuler		\$3,540.00	\$3,540.00	\$0.00
	Caplan&Luber		\$36,918.58	\$41,655.02	(\$4,736.44)
	Kyriazis&Assoc.		\$87,133.07	\$80,837.71	\$6,295.36
	LibertyLegalCopy-Jacoby&Donner-C&Clitigation		\$4,739.70	\$4,739.70	\$0.00
	MarleneSigman		\$1,176.80	\$1,176.80	\$0.00
	BickermanDidputeResolution--Stong		\$788.37	\$5,375.08	
	JacobyDonner		\$76,609.85	\$76,609.85	\$0.00
	Transportation,Printing,RFP,&Bids	\$4,613.21	\$4,613.21	\$4,613.21	\$0.00
	Ridgeways-Philadelphia		\$1,369.09	\$1,369.09	\$0.00
	PhiladelphiaTribune		\$698.70	\$698.70	\$0.00
	PhiladelphiaNewspapers		\$1,547.39	\$1,613.36	(\$65.97)
	SuperintendentofDocuments		\$88.00	\$88.00	\$0.00
	DelawareCountyDailyandSundayTimes		\$257.22	\$257.22	\$0.00
	GraceIndustries-Refundforbid		\$25.00	\$25.00	\$0.00
	TheNewsJournal		\$561.84	\$561.84	\$0.00
	Rent-A-Wreck		\$65.97		\$65.97
1410	Totals	\$500,950.00	\$500,950.00	\$500,950.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			12.52%	
	Percentageofbudgetforthislineitemobligated		100.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

1430 Architectural&EngineeringFees		LineItemBudgetAmount			
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		\$		1,920,471.06	
		Expenditures		(Over)/Under	AmountObligated
		BudgetAmount	ObligatedAmount	Expended	
	ConsultingFees	\$1,920,471.06	\$1,764,712.63	\$1,764,712.13	\$0.50
	Receiver'sFees		\$1,500,510.46	\$1,127,602.99	\$372,907.47
	Receiver'sFees,journalentry,see1408(63440putinlineabove)		\$0.00	372906.97	(\$372,906.97)
	Reclassfrom1999toclose-out1998		\$144,661.38	\$144,661.38	\$0.00
	HRHConstructionFees		\$38,844.00	\$38,844.00	\$0.00
	HRHConstructionFees,journalentrytoreclass,s/bCGP96		(\$38,844.00)	(\$38,844.00)	\$0.00
	HRHConstructionFees		\$77,686.00	\$77,686.00	\$0.00
	HRHConstructionFees,journalentrytoreclass,s/bCGP96		(\$77,686.00)	(\$77,686.00)	\$0.00
	DesignCollaborative				\$0.00
	CapitalProjectManagement				\$0.00
	SiteImprovements(RLB)		\$0.00	\$0.00	\$0.00
	InteriorImprovements(CT)		\$0.00	\$0.00	\$0.00
	Caplan&Luber		\$74,136.04	\$74,136.04	\$0.00
	Kyriazis&Associates		\$62,686.55	\$62,686.55	\$0.00
	Kyriazis&Associatesreclass		(\$62,686.55)	(\$62,686.55)	\$0.00
	ABTAssociatesInc.-ProgramMgt(LV)		\$0.00	\$0.00	\$0.00
	ACCTServices(Heller,Blosky&Dabagian,Barbacane)		\$32,944.75	\$32,944.75	\$0.00
	WaldenDesigns		\$0.00	\$0.00	\$0.00
	Kise,Straw&Kolander				\$0.00
	Remington&Vernick				\$0.00
	Duane,Morris&Heckscher				\$0.00
	Reclassofsalaries				\$0.00
	RuthBennett-SiteImprovements				\$0.00
	ChesterTowers-InteriorImprovements				\$0.00
	Synertech		\$12,460.00	\$12,460.00	\$0.00
1430	Totals	\$1,920,471.06	\$1,764,712.63	\$1,764,712.13	\$0.50
	(Over)/UnderBudget			\$155,758.93	
	Percentageoftotalbudget			44.10%	
	Percentageofbudgetforthislineitemobligated		91.89%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$155,758.43	

1470	Non-dwellingConstruction	LinItemBudgetAmount		\$0.00	
		Expenditures		(Over)/Under	AmountObligated
		BudgetAmount	ObligatedAmount	Expended	
	Mech.&ElectricalRepairs		\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1470	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

1475	Non-DwellingEquipment-OfficeEquipment&Furniture	LineItemBudgetAmount			\$766.95
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	Non-DwellingEquipment-OfficeEquipment&Furniture	\$766.95	\$391.55	\$391.55	\$0.00
	AtkinsOfficeProducts		\$391.55	\$391.55	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1475	Totals	\$766.95	\$391.55	\$391.55	\$0.00
	(Over)/UnderBudget			\$375.40	
	Percentageoftotalbudget			0.01%	
	Percentageofbudgetforthislineitemobligated		51.05%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$375.40	

ChathamEstates

1410	Administration	LineItemBudgetAmount			\$0.00
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	Administration	\$0.00	\$0.00	\$0.00	\$0.00
	Ridgeway's		\$0.00	\$360.92	(\$360.92)
	Ridgeway's,journalentry,s/bCGP97		\$0.00	(\$360.92)	\$360.92
			\$0.00		\$0.00
1410	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

1470	Non-DwellingConstruction	LineItemBudgetAmount			\$0.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated	
	NewConstructionofCommunityCtr.	\$0.00	\$0.00	\$0.00	\$0.00	
					\$0.00	
					\$0.00	
					\$0.00	
1470	Totals	\$0.00	\$0.00	\$0.00	\$0.00	
	(Over)/UnderBudget			\$0.00		
	Percentageoftotalbudget			0.00%		
	Percentageofbudgetforthislineitemobligated		#DIV/0!			
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00		

WmPenn

1410	Administration	LineItemBudgetAmount			\$0.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated	
	Administration	\$0.00	\$0.00	\$0.00	\$0.00	
	CapitalProjectManagement		\$0.00	\$2,590.60	(\$2,590.60)	
	CapitalProjectManagement,journalentry,s/bCGP97		\$0.00	(\$2,590.60)	\$2,590.60	
			\$0.00		\$0.00	
1410	Totals	\$0.00	\$0.00	\$0.00	\$0.00	
	(Over)/UnderBudget			\$0.00		
	Percentageoftotalbudget			0.00%		
	Percentageofbudgetforthislineitemobligated		#DIV/0!			
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00		

WmPenn

1430	Architectural&EngineeringFees	LineItemBudgetAmount			\$0.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated	
	Architectural&EngineeringFees	\$0.00	\$0.00	\$0.00	\$0.00	
	HRHConstruction		\$0.00	\$116,530.00	(\$116,530.00)	
	HRHConstruction,journalentry,s/bCGP96		\$0.00	(\$77,686.00)	\$77,686.00	
	HRHConstruction,journalentry,s/bCGP96		\$0.00	(\$38,844.00)	\$38,844.00	
1430	Totals	\$0.00	\$0.00	\$0.00	\$0.00	
	(Over)/UnderBudget			\$0.00		

Percentageoftotalbudget		0.00%
Percentageofbudgetforthislineitemobligated	#DIV/0!	
Amountofbudgetforthislineitemnotobligated /(over)budgetedamt	\$0.00	

WmPenn

1450	SitImprovements	LineItemBudgetAmount			\$14,353.09	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated	
	SitImprovements	\$14,353.09	\$14,353.09	\$14,353.09	\$0.00	
	BellAtlantic-Pennsylvania		\$14,287.12	\$14,287.12	\$0.00	
	AmericanExpress		\$65.97	\$65.97	\$0.00	
	AmericanExpress				\$0.00	
1450	Totals	\$14,353.09	\$14,353.09	\$14,353.09	\$0.00	
	(Over)/UnderBudget			\$0.00		
	Percentageoftotalbudget			0.36%		
	Percentageofbudgetforthislineitemobligated		100.00%			
	Amountofbudgetforthislineitemnotobligated /(over)budgetedamt		\$0.00			

WmPenn

1460	DwellingStructures	LineItemBudgetAmount			\$6,219.83	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated	
	DwellingStructures	\$6,219.83	\$6,219.83	\$6,219.83	\$0.00	
	ReclassP/R5/99,Painters		\$2,119.03	\$2,119.03	\$0.00	
	ReclassP/R6/99,Painters		\$1,981.77	\$1,981.77	\$0.00	
			\$2,119.03	\$2,119.03	\$0.00	
1460	Totals	\$6,219.83	\$6,219.83	\$6,219.83	\$0.00	
	(Over)/UnderBudget			\$0.00		
	Percentageoftotalbudget			0.16%		
	Percentageofbudgetforthislineitemobligated		100.00%			
	Amountofbudgetforthislineitemnotobligated /(over)budgetedamt		\$0.00			

1495	Relocation	LineItemBudgetAmount			
				\$810.00	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	Relocation	\$810.00	\$810.00	\$810.00	\$0.00
	AppleTransportation-B.Garrett&Others		\$810.00	\$810.00	\$0.00
					\$0.00
					\$0.00
1495	Totals	\$810.00	\$810.00	\$810.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.02%	
	Percentageofbudgetforthislineitemobligated		100.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

Penn

1498	ModusedforDevelopment	LineItemBudgetAmount			
				\$65,996.48	
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	Relocation	\$65,996.48	\$65,996.48	\$65,996.48	\$0.00
	HRHConstructionmovedfrom1430		\$6,801.16	\$6,801.16	\$0.00
	CapitalProjectManagement		\$55,779.32	\$55,779.32	\$0.00
	DCI		\$3,416.00	\$3,416.00	
					\$0.00
1498	Totals	\$65,996.48	\$65,996.48	\$65,996.48	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			#DIV/0!	
	Percentageofbudgetforthislineitemobligated		100.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

ChesterTowersI&II

1450 SiteImprovements		LineItemBudgetAmount			
		\$0.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
ExteriorLighting		\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
Walks/Steps/Rails			\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1450	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

ChesterTowersI&II

1460 DwellingStructures		LineItemBudgetAmount			
		\$0.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
DwellingStructures		\$0.00	\$0.00	\$0.00	\$0.00
FireSprinklerSystemUpgrade			\$0.00		\$0.00
RoofReplacement			\$0.00		\$0.00
HotWaterHeater			\$0.00		\$0.00
					\$0.00
					\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1460	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

McCafferyVillage

1460	DwellingConstruction	LineItemBudgetAmount			
		\$0.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	TWOADDITIONALUNITS-SEEREPLACEMENTHOUSINGFACTORFUNDING	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1460	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

McCafferyVillage

1495	RelocationCosts	LineItemBudgetAmount			
		\$640.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	RelocationofResidents	\$640.00	\$640.00	\$640.00	\$0.00
	Culp/InfantiProperties-SecurityDeposit-MayFrisby		\$640.00	\$640.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1495	Totals	\$640.00	\$640.00	\$640.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.02%	
	Percentageofbudgetforthislineitemobligated		100.00%		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

AdministrationBuilding

1470	Non-DwellingConstruction	LineItemBudgetAmount			
		\$0.00			
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	HVACSystemUpgrade		\$0.00	\$0.00	\$0.00
		Page10of13	\$0.00		\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00

			\$0.00		\$0.00
			\$0.00		\$0.00
	WindowRepair&Replacement		\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00
			\$0.00		\$0.00
1470	Totals	\$0.00	\$0.00	\$0.00	\$0.00
	(Over)/UnderBudget			\$0.00	
	Percentageoftotalbudget			0.00%	
	Percentageofbudgetforthislineitemobligated		#DIV/0!		
	Amountofbudgetforthislineitemnotobligated		/(over)budgetedamt	\$0.00	

1450

Stormsewers \$ 25,000.00
landscaping \$ 94,000.00

BennettHomes

1460	Non-DwellingConstruction	LineItemBudgetAmount			
					\$555,731.12
		BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
	BennettHomesConstruction	\$555,731.12	\$0.00	\$0.00	\$0.00
	Bilt-RiteConstruction		\$115,329.66	\$115,329.66	\$0.00
	Bilt-RiteConstruction-journalentry5/99,s/bCGP96		(\$115,329.66)	(\$115,329.66)	\$0.00
	Bilt-RiteConstruction,SeeMROP011andCGP97forbalancedue		\$555,731.12	\$529,879.60	\$25,851.52
	Bilt-RiteConstruction		\$0.00	\$550,702.16	(\$550,702.16)
	Bilt-RiteConstruction-journalentry5/99,s/bCGP97		\$0.00	(\$550,702.16)	\$550,702.16

1460	Totals	\$555,731.12	\$555,731.12	\$529,879.60	\$25,851.52
	(Over)/Under Budget			\$25,851.52	
	Percentage of total budget			13.24%	
	Percentage of budget for this line item obligated		100.00%		
	Amount of budget for this line item not obligated / (over) budgeted amt		\$0.00		

TOTALCOMPGRANT98		TotalBudgetAmount \$4,001,843.85		
	BudgetAmount	ObligatedAmount	Expended	Expenditures (Over)/UnderAmountObligated
TOTALCOMPGRANT98				\$0.50
1406PHAWIDE	\$0.00	\$0.00	\$0.00	\$0.00
1408PHAWIDE	\$1,001,901.80	\$1,001,901.80	\$1,001,901.80	\$0.00
1410PHAWIDE	\$500,950.00	\$500,950.00	\$500,950.00	\$0.00
1430PHAWIDE	\$1,920,471.06	\$1,764,712.63	\$1,764,712.13	\$0.50
1470PHAWIDE	\$0.00	\$0.00	\$0.00	\$0.00
1475PHAWIDE	\$766.95	\$391.55	\$391.55	\$0.00
1410CHATHAM	\$0.00	\$0.00	\$0.00	\$0.00
1470CHATHAM	\$0.00	\$0.00	\$0.00	\$0.00
1410WMPENN	\$0.00	\$0.00	\$0.00	\$0.00
1430WMPENN	\$0.00	\$0.00	\$0.00	\$0.00
1450.WMPENN	\$14,353.09	\$14,353.09	\$14,353.09	\$0.00
1460WMPENN	\$6,219.83	\$6,219.83	\$6,219.83	\$0.00
1495WMPENN	\$810.00	\$810.00	\$810.00	\$0.00
1450TOWERS	\$0.00	\$0.00	\$0.00	\$0.00
1460TOWERS	\$0.00	\$0.00	\$0.00	\$0.00
1460MCCAFFERY	\$0.00	\$0.00	\$0.00	\$0.00
1495.1MCCAFFERY	\$640.00	\$640.00	\$640.00	\$0.00
1470ADMINBLDG	\$0.00	\$0.00	\$0.00	\$0.00
1460BENNETT				\$0.00
Page12of13				
Totals	\$3,446,112.73	\$3,289,978.90	\$3,289,978.40	\$0.50
(Over)/UnderBudget			\$711,865.45	

Percentageofbudgetexpendedtodate		82.21%
Percentageofbudgetobligatedtodate	82.21%	
Amountofbudgetnotobligated //(over)budgetedamount	\$156,133.83	

PROOF: \$0.00 BUDGETAMOUNT
 PROOF: **(\$556,106.52)** OBLIGATEDAMT
 PROOF: \$25,851.52 (OVER)/UNDEROBL
 PROOF: **(\$375.40)** (OVER)/UNDERBUD

Annual Statement\Performance and Evaluation Report
Comprehensive Grant Program (CGP) Part I: Summary

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing OMB Approval No. 2577-0157 (exp. 7/31/98)

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26-P00770899		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters\Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \Revision Number <u>4</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost	
			Original	Revised 2	Obligated	Expended
1	Total Non-CGPF Funds		\$0.00	\$0.00	\$0.00	\$0.00
2	1406	Operations (May not exceed 10% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408	Management Improvements	\$ 926,259.00	\$ 891,811.66	\$891,811.66	\$833,266.47
4	1410	Administration	\$ 463,712.00	\$ 463,475.25	\$463,475.25	\$463,475.25
5	1411	Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415	Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430	Architectural & Engineering Fees	\$ 890,000.00	\$ 1,041,173.95	\$ 1,041,173.95	\$ 729,029.20
8	1440	Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450	Site Improvement	\$ 162,500.00	\$ 437,269.42	\$437,269.42	\$437,269.42
10	1460	Dwelling Structures	\$ 537,185.00	\$304,758.83	\$304,758.83	\$274,177.27
11	1465.1	Dwelling Equipment-Nonexpendable	\$ 245,000.00	-	\$0.00	\$0.00
12	1470	Nondwelling Structures	\$0.00	\$7,020.00	\$7,020.00	\$7,020.00
13	1475	Nondwelling Equipment	\$0.00	\$43,004.00	\$43,004.00	\$43,004.00
14	1485	Demolition	\$ 70,000.00	\$ 57,000.00	\$57,000.00	\$57,000.00
15	1490	Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1495.1	Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
17	1498	Mod Used for Development	\$ 1,342,465.00	\$ 1,391,607.89	\$ 1,391,607.89	\$ 587,514.27
18	1502	Contingency (may not exceed 8% of line 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-18)		\$4,637,121.00	\$4,637,121.00	\$4,637,121.00	\$3,431,755.88
20	Amount of line 19 Related to LBP Activities					
21	Amount of line 19 Related to Section 504 Compliance					
22	Amount of line 19 Related to Security		\$702,359.00	\$ 792,128.55	\$ 792,128.55	\$ 759,626.30
23	Amount of line 19 Related to Energy Conservation					
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

ref Handbook 7485.3

Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1406 Operations								
HAWide	General Operations	1406		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1406		\$0.00	\$0.00	\$0.00	\$0.00	
1408 Management Improvements								
HAWide	Computer Hardware and Software	1408		\$ 30,000.00	\$24,857.65	\$24,857.65	\$23,518.65	
	Staff Training	1408		\$ 10,000.00	\$438.00	\$438.00	\$498.00	
	Security (Public Safety)	1408		\$ 702,359.00	\$792,128.55	\$792,128.55	\$759,626.30	
	Grant Writer	1408		\$ 45,000.00	\$0.00	\$0.00	\$0.00	
	Resident Services Staff	1408		\$ 25,000.00	\$25,000.00	\$25,000.00	\$1,836.06	
	One Stop Shop	1408		\$ 18,900.00	\$0.00	\$0.00	\$0.00	
	Resident Business - Revolving Loan	1408		\$ 10,000.00	\$0.00	\$0.00	\$0.00	
	Development SOPS (NFC)	1408		\$ 45,000.00	\$44,115.50	\$44,115.50	\$44,115.50	
	Community Business Manager	1408		\$ 40,000.00	\$5,271.96	\$5,271.96	\$3,671.96	
	SubTotal=	1408		\$ 926,259.00	\$ 891,811.66	\$ 891,811.66	\$ 833,266.47	
1410 Administration								
HAWide	Modernization Staff (Salary & Fringe)	1410		\$ 363,262.00	\$290,448.74	\$290,448.74	\$290,448.74	
	Modernization Legal Costs	1410		\$ 75,450.00	\$151,887.16	\$151,887.16	\$151,887.16	
	Transport., Printing, RFP, Bids	1410		\$ 25,000.00	\$21,139.35	\$21,139.35	\$21,139.35	
	SubTotal=	1410		\$463,712.00	\$463,475.25	\$463,475.25	\$463,475.25	
1430 Architectural & Engineering Fees								
HAWide	Receivers Fees	1430		\$780,000.00	\$ 499,895.96	\$ 499,895.96	\$ 499,895.96	
	Site Improvements - Bennett, Towers	1430		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Unit conversions at Towers I & II	1430		\$60,000.00	\$0.00	\$0.00	\$0.00	
	Remington & Vernick Indefinite Quantities Contract	1430		\$0.00	\$ 175,000.00	\$ 175,000.00	\$ 48,726.25	75,000 from CFP 2000
	Remington & Vernick Inspection Services	1430		\$0.00	\$ 50,000.00	\$ 50,000.00	\$ 46,718.00	
	Financial Consultants (HJ Financial)	1430		\$0.00	\$ 56,000.00	\$ 56,000.00	\$ 44,414.21	
	Legal/Other Consultants	1430		\$0.00	\$ 181,444.20	\$ 181,444.20	\$ 89,274.78	
	SubTotal=	1430		\$890,000.00	\$962,340.16	\$962,340.16	\$729,029.20	
1470 Non-dwelling structures								
HAWide	Security system	1470	1 Bldg	\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1475 Non-dwelling Equipment								
HAWide	Office furniture Mod Dept. Plans Files)	1475		\$0.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	Computer hardware	1475		\$0.00	\$43,004.00	\$43,004.00	\$43,004.00	
	SubTotal=	1475		\$0.00	\$43,004.00	\$43,004.00	\$43,004.00	
HAWIDE TOTALS				\$2,279,971.00	\$2,360,631.07	\$2,360,631.07	\$2,068,774.92	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)
ref Handbook 7485.3

Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1460 Dwelling Structures								
Chatham Family PA7-13	Boiler Replacement (Wescott)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	Boiler Replacement (C&C)	1460		\$0.00	\$0.00	\$0.00	\$0.00	
	SubTotal=	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1498 Modused for development								
Chatham Estates Family PA7-13	Senior Village Construction	1498		\$425,688.00	\$21,470.56	\$21,470.56	\$0.00	
	Community Center Demolition	1498		\$134,491.00	\$0.00	\$0.00	\$0.00	
	Construction-Family Housing	1498	110 units	\$300,430.00	\$0.00	\$0.00	\$0.00	
	Arch/Engin Fees (DCI)	1498		\$0.00	\$ 168,497.45	\$ 168,497.45	\$ 85,961.65	
	Demolition (Main Line)	1498		\$0.00	\$ 283,124.17	\$ 283,124.17	\$ -	from CGP1998
	Demolition (Altchem)	1498		\$0.00	\$ 31,444.00	\$ 31,444.00	\$ -	
	Construction Management (BFZ)	1498		\$0.00	\$ 580,000.00	\$ 580,000.00	\$ 241,137.95	
	SubTotal=	1498		\$860,609.00	\$1,084,536.18	\$1,084,536.18	\$327,099.60	
Chatham Estates PA7-13 TOTALS				\$860,609.00	\$1,084,536.18	\$1,084,536.18	\$327,099.60	
1470 Non-Dwelling Structures								
Penn PA7-10	Emergency Lighting-Comm Center	1470	1 Bldg	\$0.00	\$ -	\$ -	\$ -	to CFP 2000
	SubTotal=	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1498 Modused for Development								
Penn PA7-10	Modused for Development	1498		\$0.00	\$ -	\$ -	\$ -	moved to Bennett for Settlements
	Settlement	1498		\$0.00	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00	from CFP 2000
	SubTotal=	1498		\$0.00	\$125,000.00	\$125,000.00	\$125,000.00	
William Penn PA7-10 TOTALS				\$0.00	\$125,000.00	\$125,000.00	\$125,000.00	
1495.1 Relocation								
Wellington Ridge PA7-15	Relocation of residents	1495		\$0.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	SubTotal=	1495		\$0.00	\$0.00	\$0.00	\$0.00	
1498 Modused for development								
Wellington Ridge PA7-15	Remediation-Some off-site acquisition (to RHF)	1498		\$0.00	\$0.00	\$0.00	\$0.00	
	A&E Fees	1498		\$0.00	\$14,522.00	\$14,522.00	\$9,672.00	from CGP1998
	Document Preparation	1498		\$0.00	\$283.50	\$283.50	\$0.00	
	Demolition (Mercer Wrecking)	1498	350 units	\$231,856.00	\$68,942.85	\$68,942.85	\$27,419.31	
	SubTotal=	1498		\$231,856.00	\$83,748.35	\$83,748.35	\$37,091.31	
Wellington Ridge PA7-15 TOTALS				\$231,856.00	\$83,748.35	\$83,748.35	\$37,091.31	
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator's Date:					

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form HUD-52837 (10/96)
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Part II: Supporting Pages

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1430 Fees & Costs								
Matopos Hills PA7-11	A&E Fees (R&V)	1430		\$0.00	\$29,875.00	\$29,875.00	\$0.00	from CGP 1998
		1430		\$0.00	\$29,875.00	\$29,875.00	\$0.00	
1450 Site Improvements								
Matopos Hills PA7-11	Curbs & Sidewalks	1450	Sitewide	\$ 25,000.00	\$ 265,902.00	\$265,902.00	\$265,902.00	
	Stormwater Drainage & Erosion Control Phase I	1450	Sitewide	\$0.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	Stormwater Drainage & Erosion Control Phase I	1450	Sitewide	\$0.00	\$8,515.68	\$8,515.68	\$8,515.68	
	Sub Total=	1450		\$25,000.00	\$274,417.68	\$274,417.68	\$274,417.68	
1470 Non-Dwelling Structures								
Matopos Hills PA7-11	Emergency Lighting-Community Center	1470	1 Bldg	\$0.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	Sub Total=	1470		\$0.00	\$0.00	\$0.00	\$0.00	
1485 Demolition								
Matopos Hills PA7-11	Demolition of building #112	1485	1 Bldg	\$70,000.00	\$57,000.00	\$57,000.00	\$57,000.00	
	Sub Total=	1485		\$70,000.00	\$57,000.00	\$57,000.00	\$57,000.00	
1498 Mod used for Development								
Matopos Hills PA7-11	Settlement (Stong)	1498		\$0.00	\$98,323.36	\$98,323.36	\$98,323.36	from CGP 1998
	Sub Total=	1498		\$0.00	\$98,323.36	\$98,323.36	\$98,323.36	
Ruth L. Bennett PA7-11 TOTALS				\$95,000.00	\$429,741.04	\$429,741.04	\$429,741.04	
1430 Fees & Costs								
Chester Towers PA7-6	A&E Fees (R&V)	1430		\$0.00	\$48,958.79	\$48,958.79	\$0.00	from CGP 1998
		1430		\$0.00	\$48,958.79	\$48,958.79	\$0.00	
1450 Site Improvements								
Chester Towers PA7-6	Resurface parking lots	1450		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Exterior lighting	1450		\$0.00	\$0.00	\$0.00	\$0.00	
	Curbs/Walks/Steps/Rails	1450	Sitewide	\$0.00	\$162,851.74	\$162,851.74	\$162,851.74	
	Sub Total=	1450		\$20,000.00	\$162,851.74	\$162,851.74	\$162,851.74	
Signature of Executive Director and Date:				Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (exp 7/31/98)

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work 2
				Original	Revised 2	Funds Obligated 2	Funds Expended 2	
1460 Dwelling Structures								
Chester Towers I & II	Fire alarm system upgrade	1460		\$200,000.00	\$0.00	\$0.00	\$0.00	
	Heating system control repair	1460	2 Bldg	\$75,000.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	New locks for all apartments	1460	300 units	\$63,000.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	Roof Antenna for television	1460		\$11,000.00	\$0.00	\$0.00	\$0.00	
	Kitchen Cabinets	1460		\$81,329.00	\$0.00	\$0.00	\$0.00	
	Tile Floor Replacements-Lobbies & Residential hallways	1460		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Lighting Upgrades-Lobbies & Residential hallways	1460		\$20,000.00	\$0.00	\$0.00	\$0.00	
	Ceiling Upgrades-Lobbies & Residential hallways	1460		\$18,856.00	\$0.00	\$0.00	\$0.00	
	Painting interior-Lobbies & Residential hallways-for eac ct	1460	29 floors	\$21,000.00	\$48,708.77	\$48,708.77	\$48,708.77	
	Upgrade elevator cabs	1460	2 Bldg	\$32,000.00	\$0.00	\$0.00	\$0.00	to CFP 2000
	Roof replacement	1460	2 Bldg		\$256,050.06	\$256,050.06	\$225,468.50	
	Asbestos Encapsulation	1460	2 Bldg		\$0.00	\$0.00	\$0.00	to CFP 2000
	Air conditioner in lobbies	1460	2 Bldg		\$0.00	\$0.00	\$0.00	to CFP 2000
	PA7-6	Sub Total=	1460		\$537,185.00	\$304,758.83	\$304,758.83	\$274,177.27
Chester Towers I & II PA7-6 TOTALS				\$557,185.00	\$516,569.36	\$516,569.36	\$437,029.01	
1470 Non-Dwelling Construction								
Administration Bldg.	Asbestos Tile Abatement	1470	1 Bldg	\$0.00	\$7,020.00	\$7,020.00	\$7,020.00	
				\$0.00	\$7,020.00	\$7,020.00	\$7,020.00	
Administration Building Totals				\$0.00	\$7,020.00	\$7,020.00	\$7,020.00	
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (10/96)

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1406 General Operations							
HA Wide	3/31/2001			9/30/2002			
1408 Management Improvements							
HA Wide	3/31/2001			9/30/2002			
1410 Administration							
HA Wide	3/31/2001			9/30/2002			
1430 Architectural & Engineering Fees							
HA Wide	3/31/2001			9/30/2002			
1470 Non-Dwelling Structures							
HA Wide	3/31/2001			9/30/2002			
1475 Dwelling Equipment							
HA Wide	3/31/2001			9/30/2002			
1460 Dwelling Construction-Chatham Family							
PA7-13	3/31/2001			9/30/2002			
1498 Mod used for Development-Chatham Family							
PA7-13	3/31/2001			9/30/2002			
1470 Non-Dwelling Structures-Penn							
PA7-10	3/31/2001			9/30/2002			
1498 Mod Used for Development-Penn							
PA7-10	3/31/2001			9/30/2002			
1460 Dwelling Construction-McCaffery Village							
PA7-15	3/31/2001			9/30/2002			
1495.1 Relocation-McCaffery Village							
PA7-15	3/31/2001			9/30/2002			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1498 Mod used for Development-Wellington PA7-15	3/31/2001			9/30/2002			
1430 Architectural & Engineering Fees-Matopos PA7-11	3/31/2001			9/30/2002			
1450 Site Improvements-Matopos PA7-11	3/31/2001			9/30/2002			
1470 Non Dwelling Structures-Matopos PA7-11	3/31/2001			9/30/2002			
1485 Demolition-Matopos PA7-11	3/31/2001			9/30/2002			
1498 Mod Used for Development-Matopos PA7-11	3/31/2001			9/30/2002			
1430 Architectural & Engineering Fees-Chester Towers PA7-6	3/31/2001			9/30/2002			
1450 Site Improvement-Chester Towers PA7-6	3/31/2001			9/30/2002			
1460 Dwelling Construction-Chester Towers PA7-6	3/31/2001			9/30/2002			
1470 Non-Dwelling Construction-Admin Bldg	3/31/2001			9/30/2002			
<div> <div>Signature of Executive Director and Date</div> <div>Signature of Public Housing Director/Office of Native American Programs Administrator & Date:</div> </div>							

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

Annual Statement of Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26R00750199		FFY of Grant Approval: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number 1 <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGPF Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)				\$ -
3	1408	Management Improvements Soft Costs				\$ -
		Management Improvements Hard Costs				
4	1410	Administration				\$ -
5	1411	Audit				\$ -
6	1415	Liquidated Damages				\$ -
7	1430	Architectural & Engineering Fees				\$ -
8	1440	Site Acquisition				\$ -
9	1450	Site Improvement				\$ -
10	1460	Dwelling Structures	\$ -	\$ 229,160.00	\$ 229,160.00	\$ -
11	1465.1	Dwelling Equipment-Nonexpendable				\$ -
12	1470	Non dwelling Structures				\$ -
13	1475	Non dwelling Equipment				\$ -
14	1485	Demolition				\$ -
15	1490	Replacement Reserve				\$ -
16	1492	Moving to Work Demonstration				\$ -
17	1495.1	Relocation Costs				\$ -
18	1499	Development Activities	\$ 229,160.00	\$ -	\$ -	\$ -
19	1502	Contingency (may not exceed 8% of line 19)				\$ -
	Amount of Annual Grant (Sum of lines 2-18)		\$ 229,160.00	\$ 229,160.00	\$ 229,160.00	\$ -
	Amount of line 19 Related to LBP Activities					
	Amount of line 19 Related to Section 504 Compliance					
	Amount of line 19 Related to Security					
	Amount of line 19 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director / Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Development Number\Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1460 Dwelling Construction							
PA7-13	10/16/2002			10/16/2003			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26-P007-709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved (<i>c-d</i>)					-
e. Excess of Funds Advanced (<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/2000	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

Annual Statement of Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26R00750100		FFY of Grant Approval: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number <u>1</u> <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending <u>12/31/01</u>						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGPF Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)				\$ -
3	1408	Management Improvements Soft Costs				\$ -
		Management Improvements Hard Costs				\$ -
4	1410	Administration				\$ -
5	1411	Audit				\$ -
6	1415	Liquidated Damages				\$ -
7	1430	Architectural & Engineering Fees	\$ -	\$ 260,000.00	\$ 260,000.00	\$ 255,072.00
8	1440	Site Acquisition				\$ -
9	1450	Site Improvement				\$ -
10	1460	Dwelling Structures	\$ -	\$ 377,299.00	\$ 377,299.00	\$ -
11	1465.1	Dwelling Equipment-Nonexpendable				\$ -
12	1470	Non dwelling Structures				\$ -
13	1475	Non dwelling Equipment				\$ -
14	1485	Demolition				\$ -
15	1490	Replacement Reserve				\$ -
16	1492	Moving to Work Demonstration				\$ -
17	1495.1	Relocation Costs				\$ -
18	1499	Development Activities	\$ 1,362,048.00	\$ 724,749.00	\$ 724,749.00	\$ 155,882.00
19	1502	Contingency (may not exceed 8% of line 19)				\$ -
	Amount of Annual Grant (Sum of lines 2-18)		\$ 1,362,048.00	\$ 1,362,048.00	\$ 1,362,048.00	\$ 410,954.00
	Amount of line 19 Related to LBP Activities					
	Amount of line 19 Related to Section 504 Compliance					
	Amount of line 19 Related to Security					
	Amount of line 19 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837(10/96)

ref Handbook 7485.3

Development Number/Name HA- Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity (Units)	TotalEstimatedCost		TotalActualCost(2)		StatusofProposedWork
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
1430FeesandCosts								
Chatham	ConstructionManagement(BFZ)	1430		\$ -	\$260,000.00	\$260,000.00	\$255,072.00	
Family								
PA7-13	SubTotal=	1430		\$ -	\$ 260,000.00	\$ 260,000.00	\$ 255,072.00	
1460DwellingConstruction								
Chatham	DwellingConstruction	1460		\$ -	\$ 377,299.00	\$ 377,299.00	\$ -	
Family								
PA7-13	SubTotal=	1460		\$ -	\$ 377,299.00	\$ 377,299.00	\$ -	
1499DevelopmentActivities								
	NewConstruction	1499		\$ 100,000.00	\$ -	\$ -		
Chatham	ConstructionManagement(BFZ)	1499		\$ 260,000.00	\$ -	\$ -	\$ -	
Family								
PA7-13	SubTotal=	1499		\$ 360,000.00	\$ -	\$ -	\$ -	
CHATHAMFAMILYPA7-13TOTALS								
				\$ 360,000.00	\$ 637,299.00	\$ 637,299.00	\$ 255,072.00	
1499DevelopmentActivities								
	NewConstruction	1499		\$ 1,002,048.00	\$ 545,749.00	\$545,749.00		
Wellington	ProgramManagement(ABT)	1499			\$ 179,000.00	\$179,000.00	\$ 155,882.00	
Ridge								
PA7-16	SubTotal=	1499		\$ 1,002,048.00	\$ 724,749.00	\$ 724,749.00	\$ 155,882.00	
WELLINGTONRIDGE7-15TOTALS								
				\$ 1,002,048.00	\$ 724,749.00	\$ 724,749.00	\$ 155,882.00	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector\OfficeofNativeAmericanProgramsAdministrator&Date:				

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.
(2)TobecompletedforthePerformanceandEvaluationReport

Development Number\Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates 2
	Original	Revised 1	Actual 2	Original	Revised 1	Actual 2	
1430 Fees & Costs							
PA7-13	10/16/2002			10/16/2003			
1460 Dwelling Construction							
PA7-13	10/16/2002			10/16/2003			
1499 Development Activities							
PA7-13	10/16/2002			10/16/2003			
1499 Development Activities							
PA7-15	10/16/2002			10/16/2003			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Lamokin

1499 DevelopmentActivities		LineItemBudgetAmount		
		\$360,000.00		
		Expenditures		
		BudgetAmount	ObligatedAmount	Expended (ver)/UnderAmountObligated
		\$360,000.00	\$260,000.00	\$255,072.00 \$4,928.00
	BFZ	\$260,000.00	\$260,000.00	\$ 255,072.00 \$4,928.00
				\$0.00
				\$0.00
1498	Totals	\$620,000.00	\$260,000.00	\$255,072.00 \$4,928.00
	(Over)/UnderBudget			\$104,928.00
	Percentageoftotalbudget			#DIV/0!
	budgetforthislineitemobligated			72.22%
	tobligated //(over)budgetedamt			\$360,000.00

McCaffery

1499 DevelopmentActivities		LineItemBudgetAmount		
		\$1,002,048.00		
		Expenditures		
		BudgetAmount	ObligatedAmount	Expended (ver)/UnderAmountObligated
		\$1,002,048.00	\$155,882.00	\$155,882.00 \$0.00
	AbtAssoc		\$ 155,882.00	\$ 155,882.00 \$0.00
				\$0.00
				\$0.00
1498	Totals	\$1,002,048.00	\$155,882.00	\$155,882.00 \$0.00
	(Over)/UnderBudget			\$846,166.00
	Percentageoftotalbudget			#DIV/0!
	budgetforthislineitemobligated			15.56%
	tobligated //(over)budgetedamt			\$846,166.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26-P007-709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved (<i>c-d</i>)					-
e. Excess of Funds Advanced (<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/2000	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

Annual Statement of Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor

(CFP/CFPRHF) Part I: Summary

HAName: CHESTER HOUSING AUTHORITY			Comprehensive Grant Number: PA26R00750101		FFY of Grant Approval: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement \ Revision Number <u>1</u> <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending 12/31/01						
<input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 2	
			Original	Revised 1	Obligated	Expended
1	Total Non-CGPF Funds		\$ -	\$ -	\$ -	\$ -
2	1406	Operations (May not exceed 10% of line 19)				\$ -
3	1408	Management Improvements Soft Costs				\$ -
		Management Improvements Hard Costs				\$ -
4	1410	Administration				\$ -
5	1411	Audit				\$ -
6	1415	Liquidated Damages				\$ -
7	1430	Architectural & Engineering Fees	\$ -	\$ 50,000.00	\$ -	\$ -
8	1440	Site Acquisition				\$ -
9	1450	Site Improvement				\$ -
10	1460	Dwelling Structures	\$ -	\$ 100,000.00	\$ -	\$ -
11	1465.1	Dwelling Equipment-Nonexpendable				\$ -
12	1470	Non dwelling Structures				\$ -
13	1475	Non dwelling Equipment				\$ -
14	1485	Demolition				\$ -
15	1490	Replacement Reserve				\$ -
16	1492	Moving to Work Demonstration				\$ -
17	1495.1	Relocation Costs				\$ -
18	1499	Development Activities	\$ 2,632,790.00	\$ 2,482,790.00	\$ 837,867.77	\$ -
19	1502	Contingency (may not exceed 8% of line 19)				\$ -
	Amount of Annual Grant (Sum of lines 2-18)		\$ 2,632,790.00	\$ 2,632,790.00	\$ 837,867.77	\$ -
	Amount of line 19 Related to LBP Activities					
	Amount of line 19 Related to Section 504 Compliance					
	Amount of line 19 Related to Security					
	Amount of line 19 Related to Energy Conservation Measures		\$ -	\$ -	\$ -	\$ -
Signature of Executive Director and Date			Signature of Public Housing Director / Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity (Units)	TotalEstimatedCost		TotalActualCost(2)		StatusofProposedWork
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
1499DevelopmentActivities								
Wellington PA7-15	DwellingConstruction	1499	50	\$ 2,200,000.00	\$ 1,981,790.00	\$ 837,867.77	\$ -	
	InspectionServices	1499	110	\$ 35,000.00	\$ -	\$ -	\$ -	
	SubTotal=	1499		\$ 2,200,000.00	\$ 1,981,790.00	\$ 837,867.77	\$ -	
1499DevelopmentActivities								
Wellington PA7-16	DwellingConstruction	1499	50		\$ 501,000.00	\$ -	\$ -	
					\$ -			
	SubTotal=	1499		\$ -	\$ 501,000.00	\$ -	\$ -	
1430Fees&Costs								
Chatham Family PA7-13	ConstructionManagement(BFZ)	1430	110	\$ -	\$ 50,000.00	\$ -	\$ -	
	Architectural/Engineering(DCI)	1430	110	\$ -	\$ -			
	SubTotal=	1430		\$ -	\$ 50,000.00	\$ -	\$ -	
1460DwellingConstruction								
Chatham Family PA7-13	ConstructionManagement(BFZ)	1460	2	\$ -	\$ 100,000.00	\$ -	\$ -	
	SubTotal=	1460		\$ -	\$ 100,000.00	\$ -	\$ -	
1499DevelopmentActivities								
Chatham Family PA7-13	DwellingConstruction	1499	2	\$ 100,000.00	\$ -	\$ -	\$ -	
	ConstructionManagement(BFZ)	1499	110	\$ 50,000.00	\$ -	\$ -	\$ -	
	Architectural/Engineering(DCI)	1499	110	\$ 25,000.00	\$ -	\$ -	\$ -	
	SubTotal=	1499		\$ 100,000.00	\$ -	\$ -	\$ -	
1499DevelopmentActivities								
HAWide	SiteAcquisition	1499	81	\$ 222,790.00	\$ -	\$ -	\$ -	
	SubTotal=	1499		\$ 222,790.00	\$ -	\$ -	\$ -	
SignatureofExecutiveDirectorandDate				SignatureofPublicHousingDirector\OfficeofNativeAmericanProgramsAdministrator&Date:				

Development Number\Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for revised Target Dates2
	Original	Revised1	Actual2	Original	Revised1	Actual2	
1499 Development Activities							
PA7-3	3/31/2003			9/30/2004			
1499 Development Activities							
PA7-13	3/31/2002			6/30/2002			
1499 Development Activities							
HA Wide	3/31/2002			9/30/2004			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator & Date:			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report

form HUD-52837 (10/96)

ref Handbook 7485.3

Lamokin

1499 DevelopmentActivities		LineItemBudgetAmount		
		\$360,000.00		
		Expenditures		
		BudgetAmount	ObligatedAmount	Expended (ver)/UnderAmountObligated
		\$360,000.00	\$255,072.00	\$255,072.00 \$0.00
	BFZ		\$ 255,072.00	\$ 255,072.00 \$0.00
				\$0.00
				\$0.00
1498	Totals	\$360,000.00	\$255,072.00	\$255,072.00 \$0.00
	(Over)/UnderBudget			\$104,928.00
	Percentageoftotalbudget			#DIV/0!
	budgetforthislineitemobligated			70.85%
	tobligated //(over)budgetedamt			\$104,928.00

McCaffery

1499 DevelopmentActivities		LineItemBudgetAmount		
		\$1,002,048.00		
		Expenditures		
		BudgetAmount	ObligatedAmount	Expended (ver)/UnderAmountObligated
		\$1,002,048.00	\$155,882.00	\$155,882.00 \$0.00
	AbtAssoc		\$ 155,882.00	\$ 155,882.00 \$0.00
				\$0.00
				\$0.00
1498	Totals	\$1,002,048.00	\$155,882.00	\$155,882.00 \$0.00
	(Over)/UnderBudget			\$846,166.00
	Percentageoftotalbudget			#DIV/0!
	budgetforthislineitemobligated			15.56%
	tobligated //(over)budgetedamt			\$846,166.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT LOW-INCOME HOUSING PROGRAM ACTUAL MODERNIZATION COST CERTIFICATE					
NAME OF PUBLIC HOUSING AUTHORITY			ANNUAL CONTRIBUTIONS CONTRACT NUMBER PA26-P007-709		
LOCALITY			MODERNIZATION PROJECT NUMBER		
The Public Housing Authority hereby certifies to the Department of Housing and Urban Development as follows:					
1. That the total amount of Modernization Cost (<i>herein called the "Actual Modernization Cost"</i>) of the Project(s), approved in Federal Fiscal Year 1999 , is as shown below:					
	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	INDIVIDUAL PROJECT NUMBER	MODERNI- ZATION NUMBER
a. Funds Approved (<i>ACC</i>)					4,777,411
b. Funds Approved (<i>Latest Budget</i>)					4,777,411
c. Funds Advanced					4,777,411
d. Funds Expended (<i>Actual Modernization Costs</i>)					4,777,411
e. Excess of Funds Approved (<i>c-d</i>)					-
e. Excess of Funds Advanced (<i>c-d</i>)					-
2. That all modernization work in connection with the Project(s) has been completed;					
3. That the entire Actual Modernization Cost or liabilities therefor incurred by the PHA have been fully paid;					
4. That there are no undischarged mechanics', contractors', or material-men's liens against such Project(s) on file in any public office where the same should be filed in order to be valid against such Project(s); and					
5. That the time in which such items could be filed has expired.					
DATE 3/8/2000	SIGNATURE OF EXECUTIVE DIRECTOR				
FOR HUD USE ONLY					
The audited costs agree with the costs shown above.					
DATE	VERIFIED (<i>Director, Housing Division</i>)				
DATE	APPROVED (<i>Field Office Director</i>)				
No further modernization monies may be approved unless an actual modernization cost certificate is filed at HUD's request upon completion of a modernization program.					

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA26R00750102		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFPF funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	293,555.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	2,339,235.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,632,790.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs				
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement of Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P00 7502 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non - CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	277,733.40			
4	1410 Administration	138,866.70			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	698,606.40			
8	1440 Site Acquisition				
9	1450 Site Improvement	167,000.00			
10	1460 Dwelling Structures	10,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition	86,450.60			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	10,000.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,388,667.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security — Soft Costs	277,733.40			
25	Amount of Line 21 Related to Security — Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Chester Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA26P007502 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Security	1408	1		277,733.40			
HA-Wide	Modernization Staff Salaries	1410	1		138,866.70			
HA-Wide	Receiver's Fees	1430	1		612,606.40			
HA-Wide	Indefinite Quantity A&E Services	1430	1		50,000.00			
HA-Wide	Financial Consultants	1430	1		36,000.00			
PA-7-11								
Matopos Hills	Stong Settlement	1499			167,000.00			
PA-7-6								
Chester Towers	Kitchen Appliances/Cabinets	1460	20 Units		10,000.00			
PA-7-10								
William Penn	Demolition	1485	15 units		86,460.50			
HA-Wide	Contingencies	1502			10,000.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Chester Housing Authority		Grant Type and Number Capital Fund Program No: PA26P007502 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA-007-PHAWide	03/31/04			09/30/05			
1408 – Management Improvements							
PA-007-PHAWide	12/31/03			03/31/04			
1410 – Administration							
PA-007-PHAWide	12/31/03			03/31/04			
1430 – Fees and Costs							
PA-007-011 Matopos Hills	12/31/02			12/31/02			
1450 – Stong Settlement							
PA-007-06 Chester Towers							
1460 - Kitchen Appliances/Cabinets	03/31/04			09/30/05			
PA-007 PHAWide							
Contingency	03/31/04			09/30/05			
PA-007-10 William Penn							
1485 - Demolition	6/30/03			12/31/03			

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName ChesterHousingAuthority		<input checked="" type="checkbox"/> Original5 -YearPlanCFP2002 <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2004	WorkStatementforYear3 FFYGrant:2004 PHAFY:2005	WorkStatementforYear4 FFYGrant:2005 PHAFY:2006	WorkStatementforYear5 FFYGrant:2006 PHAFY:2007
	Annual Stateme nt				
HAWide -1408		277,733.40	277,733.40	277,733.40	277,733.40
HAWide -1410		138,866.70	138,866.70	138,866.70	138,866.70
HAWide -1430		840,000.00	760,000.00	150,000.00	150,000.00
PA26-007-006					
ChesterTowers -1460		50,000.00	50,000.00	450,000.00	450,000.00
PA26-007-010					
WilliamPenn -1450		25,000.00	25,000.00	25,000.00	25,000.00
PA26-007-011					
MatoposHills -1450		50,000.00	125,000.00	335,000.00	335,000.00
HAWide -1502		7,066.90	12,066.90	12,066.90	12,066.90
TOTAL		1,388,667.00	1,388,667.00	1,388,667.00	1,388,667.00

CapitalFundProgramFive -YearActionPlan
PartII:Supp ortingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:2 FFYGrant:2002 PHAFY:2003			ActivitiesforYear:3 FFYGrant:2003 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	PA7HAWide	Security	272,733.40	PA7HAWide	Security	272,733.40
Annual		StaffTraining	5,000.00		Software	5,000.00
Statement						
	SubTotal		277,733.40			277,733.40
	PA7HA Wide	ModStaffSalaries	128,866.70	PA7HAWide	ModStaffSalaries	128,866.70
		LegalFees	10,000.00		BidPreparation	10,000.00
	SubTotal		138,866.70			138,866.70
	PA7HAWide	Receiver'sFee	720,000.00	PA7HAWide	Receiver'sFee	640,000.00
		Indef.QtyA/E	75,000.00		Indef.QtyA/E	75,000.00
		FinancialConsult.	40,000.00		FinancialConsult.	45,000.00
	SubTotal		840,000.00			760,000.00
	PA7-6ChesterTowers	UpgradeElectrical	50,000.00	PA7-6ChesterTowers	UpgradePlumbing	50,000.00
	SubTotal		50,000.00			50,000.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	Activitiesfor Year:2 FFYGrant:2002 PHAFY:2003			ActivitiesforYear:3 FFYGrant:2003 PHAFY:2004		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See Annual Statement	PA7-10WmPenn	Landscaping/Drainage		PA7-10WmPenn	Landscaping/Drainage	
		Fencing	25,000.00		Fencing	25,000.00
	SubTotal		25,000.00			25,000.00
	PA7-11Matopos	StormwaterDrainage	50,000.00	PA7-11Matopos	StormwaterDrainage	125,000.00
	SubTotal		50,000.00			125,000.00
	HAWide	Contingency	7,066.90			12,066.90
TotalCFPEstimatedCost			\$1,388,667.00			\$1,388,667.00

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:4 FFYGrant:2004 PHAFY:2005			ActivitiesforYear:5 FFYGrant:2005 PHAFY:2006		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	PA7-HAWide	Security	272,733.40	PA7-HAWide	Security	272,733.40
Annual		StaffTraining	5,000.00		Software	5,000.00
Statement						
	SubTotal		277,733.40			277,733.40
	PA7HAWide	ModStaffSalaries	128,866.70	PA7HAWide	ModStaffSalaries	128,866.70
		LegalFees	10,000.00		BidPreparation	10,000.00
	SubTotal		138,866.70			138,866.70
	PA7HAWide	Indef.QtyA/E	100,000.00	PA7HA Wide	Indef.QtyA/E	100,000.00
		FinancialConsult.	50,000.00		FinancialConsult.	50,000.00
	SubTotal		150,000.00			150,000.00
	PA7-6ChesterTowers	FireSprinklerSystem	400,000.00	PA7-6ChesterTowers	FireSprinklerSystem	400,000.00
		UpgradeCommonAreas	50,000.00		UnitConversions	50,000.00
	SubTotal		450,000.00			450,000.00

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages —WorkActivities

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